



# MUNICIPAL DISTRICT OF GREENVIEW No. 16

## REGULAR COUNCIL MEETING AGENDA

Tuesday, June 27, 2017

9:00 AM

Council Chambers  
Administration Building

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#1	CALL TO ORDER	
#2	ADOPTION OF AGENDA	1
#3	MINUTES	
	3.1 Regular Council Meeting minutes held June 13, 2017 – to be adopted.	3
	3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	
#5	DELEGATION	
	5.1 Development Permit Presentation	14
#6	BYLAWS	
	6.1 Bylaw 17-779 Land Use Bylaw	17
	6.2 Bylaw 17-785 Grovedale Area Structure Plan	172
#7	OLD BUSINESS	
#8	NEW BUSINESS	
	8.1 Town of Fox Creek – Letter of Support for an Additional RCMP Officer	241
	8.2 Teepee Creek Stampede – Funding Request	244
	8.3 Greenview Regional Multiplex Board Members-At-Large	270
	8.4 Little Smoky Cemetery – Establish a Columbarium	279
	8.5 Forestry Truck Road Phase 4	281

	8.6 Request to Waive 2017 Penalties on Sprocket Energy Corporation Tax Roll	284
	8.7 Tax Recovery – Public Sale of Land	292
	8.8 Council Remuneration	306
	8.9 Request to Waive Additional Fees for Development Permit D17-132	312
	8.10 Letter of Permission for Claim Jumper Holdings (Little Smoky General Store)/Class D Liquor License	322
#9	COUNCILLORS BUSINESS & REPORTS	
#10	CORRESPONDENCE	
#11	IN CAMERA	
	11.1 Disclosure Harmful to Business Interests of a Third Party	
	11.2 Intergovernmental Relations <i>(This item will be presented to Council at the Council Meeting)</i>	
#12	ADJOURNMENT	

Minutes of a  
**REGULAR COUNCIL MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
M.D. Administration Building,  
Valleyview, Alberta, on Tuesday, June 13<sup>th</sup>, 2017

**# 1:** Reeve Dale Gervais called the meeting to order at 9:04 a.m.  
**CALL TO ORDER**

**PRESENT**

Reeve	Dale Gervais
Deputy Reeve	Roxie Rutt
Councillors	Tom Burton
	George Delorme
	Dave Hay
	Les Urness
	Dale Smith

**ATTENDING**

Chief Administrative Officer	Mike Haugen
General Manager, Corporate Services	Rosemary Offrey
General Manager, Community Services	Dennis Mueller
General Manager, Infrastructure & Planning	Grant Gyurkovits
Communications Officer	Diane Carter
Recording Secretary	Lianne Kruger

**ABSENT**

Councillor	Bill Smith
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**#2:** MOTION: 17.06.215. Moved by: COUNCILLOR DALE SMITH  
**AGENDA** That Council adopt the June 13<sup>th</sup>, 2017 Regular Council Agenda as presented.  
CARRIED

**#3.1** MOTION: 17.06.216. Moved by: DEPUTY REEVE ROXIE RUTT  
**REGULAR COUNCIL** That Council adopt the Minutes of the Regular Council Meeting held on Tuesday,  
**MEETING MINUTES** May 23<sup>rd</sup>, 2017 as corrected.  
CARRIED

**#3.2** **3.2 BUSINESS ARISING FROM MINUTES:**  
**BUSINESS ARISING**  
**FROM MINUTES**

**#5** **5.0 DELEGATIONS**  
**DELEGATIONS**

There were no Delegations present.

#6  
BYLAWS

**6.0 BYLAWS**

**6.2 BYLAW 17-782 GREENVIEW GOLF RESORT AREA STRUCTURE PLAN**

BYLAW 17-782  
FIRST READING

MOTION: 17.06.217. Moved by: COUNCILLOR TOM BURTON  
That Council give First Reading to Bylaw No. 17-782, for the Greenview Golf Resort Area Structure Plan.

CARRIED

BYLAW 17-782  
PUBLIC HEARING

MOTION: 17.06.218. Moved by: COUNCILLOR DAVE HAY  
That Council schedule a Public Hearing for Bylaw No. 17-782, to be held on July 11<sup>th</sup>, 2017 for the Greenview Golf Resort Area Structure Plan.

CARRIED

**6.3 BYLAW 17-784 SCHEDULE OF FEES**

BYLAW 17-784  
FIRST READING

MOTION: 17.06.219. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council give first reading to Bylaw 17-784 Schedule of Fees Bylaw.

CARRIED

MOTION: 17.06.220. Moved by: COUNCILLOR TOM BURTON  
That Council direct Administration to charge \$2,000.00 for gravel approach, \$5,000.00 for asphalt approach, non-refundable \$175.00 application fee, relocation/upgrade to any approach is an additional \$500.00, No Till Drill \$150.00 plus GST three day maximum, Grain Vacuum \$50.00 plus GST three day maximum, Bale Wagon \$150.00 plus GST each day three day maximum.

CARRIED

#7  
OLD BUSINESS

**7.0 OLD BUSINESS**

There was no Old Business presented.

#8  
NEW BUSINESS

**8.0 NEW BUSINESS**

**8.1 FORESTRY TRUNK ROAD – SCOPE OF WORK OVERVIEW & UPDATE**

FTR – SCOPE OF  
WORK

MOTION: 17.06.221. Moved by: COUNCILLOR DALE SMITH  
That Council accept the Forestry Trunk Road Overview as presented, for information.

MOTION: 17.06.222. Moved by: COUNCILLOR LES URNESS  
That Council table motion 17.06.221. until later in the meeting

CARRIED

**#4  
PUBLIC HEARING**

**4.0 PUBLIC HEARING**

**4.1 BYLAW 17-781 REDESIGNATE FROM AGRICULTURE (A) DISTRICT TO INDUSTRIAL (I) DISTRICT**

**BYLAW 17-781  
PUBLIC HEARING**

Chair Dale Gervais opened the Public Hearing regarding Bylaw 17-781 at 10:18 a.m.

**IN ATTENDANCE**

Development Officer	Leona Dixon
Manager, Planning & Development	Sally Rosson
Dragos Energy Corporation	Dave Schooly
Dragos Energy Corporation	Scott Larringer
Neighbouring Land Owner	Beth Mahoney
Neighbouring Land Owner	Jake Drozda
Adjacent Land Owner	Katelyn George
Adjacent Land Owner	Gerry Grievson
Neighbouring Land Owner	Anita Blanke
Neighbouring Land Owner	Rene Fournier
Adjacent Land Owner	Robert Bamford
Neighbouring Land Owner	Dana Boyce
Neighbouring Land Owner	Shelley Boyce
Neighbouring Land Owner	Doug Brotnov
Neighbouring Land Owner	Laurie Mohan

**INTRODUCTIONS**

The Chair requested each Council Member and Staff member to introduce themselves and asked Council Members if there were any reasons that they should be disqualified from the hearing.

Each Members' reply was No.

The Chair asked the applicants if there was any objection or concern with any members sitting on the Board.

The reply was No.

**REFERRAL AGENCY  
& ADJACENT LAND  
OWNER  
COMMENTS**

Development Officer, Leona Dixon provided a summary of the responses from referral agencies.

**QUESTIONS FROM  
COUNCIL**

The Chair called for any questions from Council.

Council requested further information regarding requirements from AER and well monitoring.

Mr. Schooly responded bore holes have been drilled on site, it would depend on Alta Tech recommendations on how deep bore holes will go.

Council asked if surface water and ground water will be tested and how often?

Mr. Schooly responded that the testing will be done monthly.

Council asked if the operation will be effected by the Alberta Government following up on the AER Advisory Panel's recommendation on relaxation of the use of produced water for fracing?

Mr. Schooly responded that he is unsure.

Council asked if there was any evidence on this process affecting well water?

Mr. Schooly responded that he is not aware of any wells affected and that studies have been done.

Council asked if integrity of the casing has been completed?

Mr. Schooly responded that that has been completed.

**THOSE IN FAVOUR** The Chair requested that anyone in favour of the application come forward. None came forward.

**THOSE AGAINST** The Chair requested that anyone against the application come forward. Mr. Rene Fournier, Mr. Jake Drozda, Ms. Beth Mahoney, Mr. Doug Brotnov, Mr. Dana Boyce and Ms. Katelyn George voiced their concerns regarding the injection facility.

**QUESTIONS FROM COUNCIL** The Chair called for any questions from Council. Council asked if there is a Plan B and if there was an open house held for the ratepayers in the area. Mr. Schooly responded that yes they did have two separate information notifications with no response from the majority in the area. Dragos was given the go ahead to proceed due to the lack of response.

**QUESTIONS FROM APPLICANT PRESENTER** The Chair called for any questions from the Applicant or those that had spoken in favour or against the application with regards to the comments for Planning and Development, the referral agencies, or adjacent landowners.

**FAIR & IMPARTIAL HEARING** The Chair asked the Applicant if they have had a fair and impartial hearing. Applicant's response was yes.

**BYLAW 17-781 PUBLIC HEARING ADJOURNED** Chair Dale Gervais adjourned the Public Hearing regarding Bylaw 17-781 at 11:50 a.m.

Reeve Gervais recessed the meeting at 11:50 a.m.  
Reeve Gervais reconvened the meeting at 1:19 p.m.

**FORESTRY TRUNK  
ROAD OVERVIEW**

**MOTION: 17.06.221.** Moved by: COUNCILLOR DALE SMITH  
That Council accept the Forestry Trunk Road Overview as presented, for information.

CARRIED

**FORESTRY TRUNK  
ROAD SUPERVISOR  
POSITION**

**MOTION: 17.06.223.** Moved by: COUNCILLOR TOM BURTON  
That Council direct administration to advertise for a supervisor position on the Forestry Trunk Road.

CARRIED

**6.1 BYLAW 17-781 REDESIGNATE FROM AGRICULTURE (A) DISTRICT TO INDUSTRIAL (I) DISTRICT**

**BYLAW 17-781  
SECOND READING**

**MOTION: 17.06.224.** Moved by: COUNCILLOR DALE SMITH  
That Council give Second Reading to Bylaw No. 17-781, to re-designate a 1.44 hectare ± (3.56 acre) parcel from Agriculture (A) District to Industrial (I) District within SE-17-66-21-W5.

CARRIED

**BYLAW 17-781  
TABLE THIRD  
READING**

**MOTION: 17.06.225.** Moved by: DEPUTY REEVE ROXIE RUTT  
That Council give Third Reading to Bylaw No. 17-781, to re-designate a 1.44 hectare ± (3.56 acre) parcel from Agriculture (A) District to Industrial (I) District within SE-17-66-21-W5, pending receipt of a Hydrological Assessment demonstrating that groundwater will not be negatively affected.

CARRIED

**8.2 TWP. 672 CONNECTOR ROAD ADDITIONAL FUNDS**

**TWP 672  
CONNECTOR ROAD**

**MOTION: 17.06.226.** Moved by: COUNCILLOR DAVE HAY  
That Council approve an additional \$300,000.00 to Twp. 672 Connector Road with funds to come from the Capital Infrastructure Reserve.

CARRIED

Reeve Gervais recessed the meeting at 2:34 p.m.  
Reeve Gervais reconvened the meeting at 2:45 p.m.

### **8.3 TENDER AWARD INDUSTRIAL LAGOON CONSTRUCTION**

TENDER AWARD –  
INDUSTRIAL  
LAGOON

MOTION: 17.06.227. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council award Option “A” Industrial Lagoon and Septage Receiving station Construction project to Howitt Construction from Red Deer, Alberta for \$3,238,700.00 with funds to come from 2017 Environmental Services Capital Budget.

CARRIED

### **8.4 SOLID WASTE LABOURER POSITION**

SOLID WASTE  
LABOURER  
POSITION

MOTION: 17.06.228. Moved by: COUNCILLOR DALE SMITH  
That council approve an additional fulltime position in Environmental Services Department for a Solid Waste Labourer.

CARRIED

### **8.5 EOI CONTRACTOR CAP CONSIDERATION**

EOI CONTRACTOR  
CAP

MOTION: 17.06.229. Moved by: COUNCILLOR LES URNESS  
That Council accept the Expression of Interest contractor workday cap to be fixed at approximately twenty (20) working days.

CARRIED

### **8.6 TRI-MUNICIPAL INDUSTRIAL PARTNERSHIP UPDATE**

TRI-MUNICIPAL  
INDUSTRIAL  
PARTNERSHIP  
UPDATE

MOTION: 17.06.230. Moved by: COUNCILLOR TOM BURTON  
That Council accept the Tri-Municipal Industrial Partnership presentation, for information.

CARRIED

### **TRI-MUNICIPAL INDUSTRIAL PARTNERSHIP AMENDED TERMS OF REFERENCE AND BOUNDARY**

TRI-MUNICIPAL  
INDUSTRIAL  
PARTNERSHIP-  
TERMS OF  
REFERENCE

MOTION: 17.06.231. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council approve the Tri-Municipal Industrial Partnership amended Terms of Reference and Boundaries as presented.

CARRIED

### 8.8 GEOTHERMAL VIABILITY INVESTIGATION

GEOTHERMAL  
VIABILITY  
INVESTIGATION

MOTION: 17.06.232. Moved by: COUNCILLOR DAVE HAY  
That Council endorse supporting further investigation into the viability of geothermal opportunities within Greenview.

CARRIED

MOTION: 17.06.233. Moved by: COUNCILLOR DALE SMITH  
That Council direct administration to transfer \$35,000.00 from Operating Contingency Reserves to Economic Development.

CARRIED

### 8.9 COMMUNITY READINESS PROJECT COMMITTEE

COMMUNITY  
READINESS

MOTION: 17.06.234. Moved by: COUNCILLOR TOM BURTON  
That Council appoint a Councillor Bill Smith to the Community Readiness Project Committee, and Reeve Dale Gervais as the alternate.

CARRIED

### 8.10 DRAFT STRATEGIC PLAN

DRAFT STRATEGIC  
PLAN

MOTION: 17.06.235. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council direct Administration to finalize the draft Strategic Plan for Council's endorsement.

CARRIED

### 8.11 TOWN OF FOX CREEK – TOP PRIORITIES

TOWN OF FOX  
CREEK

MOTION: 17.06.236. Moved by: COUNCILLOR DAVE HAY  
That Council direct Administration to respond to the Town of Fox Creek indicating Greenview's willingness to partner on the construction of a helipad up to the lower amount of 50% or \$250,000.00 in the Town of Fox Creek subject to an approved memorandum of understanding being signed by the Greenview and Fox Creek.

CARRIED

MOTION: 17.06.237. Moved by: COUNCILLOR LES URNESS  
That Council direct Administration to respond to the Town of Fox Creek indicating that Greenview is willing to have partnership discussions regarding residential development but will not partner on the development of acreage lots within the Town of Fox Creek.

CARRIED

### 8.12 2017 EVENT CALENDAR

2017 EVENT  
CALENDAR

MOTION: 17.06.238. Moved by: COUNCILLOR TOM BURTON  
That Council provide direction to Administration regarding the proposed 2017 Event Calendar and direct Administration to attend the Valleyview Rodeo Parade, DeBolt Heritage Day and Canada Day activities in Grande Cache.  
CARRIED

### 8.13 NORTHERN ALBERTA DEVELOPMENT COUNCIL BURSARY MATCHING FUNDING REQUEST

NADC BURSARY  
REQUEST

MOTION: 17.06.239. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council sponsor Terrence Myers in the amount of \$12,000.00 in matching funds to the Northern Alberta Development Council (NADC) bursary for his third year in the program of Dentistry, with the condition that the applicant commits to reside and perform dentistry work in Greenview for a two year term, with funds to come from the Greenview Bursary Fund.  
CARRIED

### 8.14 MAY 23<sup>RD</sup>, 2017 – GRANDE CACHE PHYSICIAN RECRUITMENT MOTION

MOTION 17.06.207

MOTION: 17.06.240. Moved by: COUNCILLOR LES URNESS  
That Council DEFEAT motion 17.05.207 from the May 23<sup>rd</sup>, 2017 Regular Council Meeting.  
CARRIED

### 8.15 CAO/MANAGERS' REPORT

CAO/MANAGERS'  
REPORT

MOTION: 17.06.241. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council accept the CAO and Managers' Report as presented, as information.  
CARRIED

#9  
COUNCILLORS  
BUSINESS &  
REPORTS

### 9.1 COUNCILLORS' BUSINESS & REPORTS

**9.2 MEMBERS' REPORT:** Council provided an update on activities and events attended, including the following:

WARD 6

**COUNCILLOR TOM BURTON** updated Council on his recent activities, which include:  
Grovedale Area Structure Plan Presentation  
Tri-Municipal Industrial Partnership Development Meeting

Rising Above Park Campus Opening  
Federation of Canadian Municipalities Conference and Trade Show  
Youth Squad Presentation  
Policy Review Committee Meeting

**WARD 5**            **COUNCILLOR DALE SMITH** updated Council on his recent activities, which include:  
Grovedale Area Structure Plan Presentation  
Federation of Canadian Municipalities Conference and Trade Show  
Policy Review Committee Meeting  
Greenview Specification Book Review

**WARD 7**            **DEPUTY REEVE ROXIE RUTT** updated Council on her recent activities, which include:  
Grovedale Area Structure Plan Presentation  
Peace Library Systems Meeting  
Grande Spirit Foundation Meeting  
Ridgevalley Graduation Ceremony  
FCSS Blanket Ceremony Exercise  
Federation of Canadian Municipalities Conference and Trade Show  
Crooked Creek Recreation Club Meeting  
Youth Squad Presentation  
Philip J Currie AGM  
Greenview Specification Book Review

**WARD 4**            **COUNCILLOR DAVE HAY** updated Council on his recent activities, which include:  
Grovedale Area Structure Plan Presentation  
Mighty Peace Watershed Alliance Annual General Meeting  
Federation of Canadian Municipalities Conference and Trade Show  
Whitecourt Forest Advisory Meeting  
Greenview Specification Book Review

**WARD 3**            **COUNCILLOR LES URNESS** updated Council on his recent activities, which include:  
Grovedale Area Structure Plan Presentation  
Tri-Municipal Industrial Partnership Development Meeting  
Multiplex sponsorship meeting  
Federation of Canadian Municipalities Conference and Trade Show  
Youth Squad Presentation  
Policy Review Committee Meeting  
Greenview Specification Book Review

**WARD 1**                    **COUNCILLOR GEORGE DELORME** updated Council on his recent activities, which include:  
Municipal Planning Commission Meeting  
Federation of Canadian Municipalities Conference and Trade Show

**WARD 8**                    **COUNCILLOR BILL SMITH**  
Was not in attendance.

**REEVE'S REPORT**        **9.1 REEVE'S REPORT:**

**WARD 2**                    **REEVE DALE GERVAIS** updated Council on his recent activities, which include:  
Grovedale area Structure Plan Presentation  
Tri-Municipal Industrial  
Building the Future – Chamber of Commerce Grande prairie  
FCSS Blanket Exercise  
Grande Prairie Stompede BBQ Kickoff  
Greenview Regional Waste Management Commission Meeting  
Multiplex Sponsorship Tour  
Federation of Canadian Municipalities Conference and Trade Show

**#10**  
**CORRESPONDENCE**        **10.0 CORRESPONDENCE**

MOTION: 17.06.242. Moved by: COUNCILLOR TOM BURTON  
That Council accept the correspondence for information, as presented.  
CARRIED

**#11 IN CAMERA**            **11.0 IN CAMERA**

There were no In Camera Items present on the agenda.

**12.0 ADJOURNMENT**

**#12**  
**ADJOURNMENT**            MOTION: 17.06.243. Moved by: DEPUTY REEVE ROXIE RUTT  
That this meeting adjourn at 5:12 p.m.

CARRIED

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CHIEF ADMINISTRATIVE OFFICER

---

REEVE

UNADOPTED



# REQUEST FOR DECISION

---

SUBJECT: **Development Permit Presentation**

SUBMISSION TO: REGULAR COUNCIL MEETING      REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: June 27, 2017      ACAO: DM      MANAGER:

DEPARTMENT: PLANNING & DEVELOPMENT      GM:      PRESENTER: PL

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RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

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RECOMMENDED ACTION:

**MOTION: That Council accept the presentation from Aaron and Bonny Walker as information.**

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BACKGROUND/PROPOSAL:

Aaron and Bonny Walker will be making a presentation to Council asking for the additional fee of \$1000.00 to be waived for the failure to obtain a development permit prior to construction.

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BENEFITS OF THE RECOMMENDED ACTION:

1. N/A
- 

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. N/A
- 

ALTERNATIVES CONSIDERED:

**Alternative #1:** N/A

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FINANCIAL IMPLICATION:

**Direct Costs:** No direct costs associated from the recommendation.

**Ongoing / Future Costs:** No ongoing or future costs associated from the recommendation.

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STAFFING IMPLICATION:

N/A

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PUBLIC ENGAGEMENT LEVEL:

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

N/A

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**ATTACHMENT(S):**

- Schedule 'A' – Letter from Aaron and Bonny Walker

Schedule "A" - Letter from Aaron and Bonny Walker

ATT. Price Lasureburg:  
We Aaron + Bonny Walker ask to  
attend the next council meeting  
on June 27 - 9AM. We wish to  
despite the \$100.00 fee for moving  
the trailer before getting the permit.

Thankyou  
Bonny + Aaron Walker



# REQUEST FOR DECISION

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**SUBJECT:** First Reading Land Use Bylaw 17-779  
**SUBMISSION TO:** REGULAR COUNCIL MEETING  
**MEETING DATE:** June 27, 2017  
**DEPARTMENT:** PLANNING & DEVELOPMENT

REVIEWED AND APPROVED FOR SUBMISSION  
ACAO: DM  
GM: GG

MANAGER: SAR  
PRESENTER: LL

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**RELEVANT LEGISLATION:**

**Provincial** (cite) – *Municipal Government Act, RSA 2000, M-26 Section 639-640 Land Use and Section 692 Planning Bylaws*

**Council Bylaw/Policy** (cite) – *N/A*

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**RECOMMENDED ACTION:**

**MOTION: That Council give First Reading to Land Use Bylaw 17-779.**

**MOTION: That Council schedule a Public Hearing for Land Use Bylaw 17-779 to be held on August 22, 2017, at 10:30 a.m.**

---

**BACKGROUND/PROPOSAL:**

Greenview retained Urban Systems on August 25, 2015 as a consultant to complete a review of Greenview's Land Use Bylaw 2017. Greenview's existing Land Use Bylaw was adopted in 2003, and had been amended periodically since its adoption.

The review of the existing Bylaw started with public workshops and open houses, as well as sessions involving Council and the Citizen's Panel that focused on identifying ways to address new challenges related to subdivision, development and land use. As a result of those sessions, the following goals emerged and have been incorporated into the draft Bylaw:

- Provide a "user-friendly" document that is easy to use
- Increase clarity and certainty for landowners
- Provide redefined, comprehensive land use districts
- Provide clear, easy to find information
- Provide fairness and procedural clarification
- Respond to new land use and development trends
- Clarify requirements and expectations
- Provide clear, easy to find mapping

Public engagement continues to play a role throughout the Land Use Bylaw process, with Greenview staff attending several community events to allow citizens to comment on the proposed changes to the Bylaw.

Various drafts of the Land Use Bylaw were submitted to Greenview for comment and following reviews by staff, the Citizen Panel reviewed the draft Bylaw and completed their report for Council. Some of the key proposals in the Bylaw are:

- Addition of Second Agricultural District to accommodate less extensive agricultural uses
- Addition of Light Industrial District to address different types of industrial uses
- Addition of Recreational Accommodation District to accommodate future recreational development such as part time occupancy dwellings
- Addition of the Institutional District to accommodate and ensure land is available for both Municipal and Private institutional Uses
- More permitted (and less discretionary) uses allowed in each district
- Regulations regarding secondary suites and additional dwellings on lots
- Mapping changes to reflect the appropriate zoning for the various properties to align with the districts

Council reviewed the Bylaw on April 26, 2017, and the following changes were made:

- Updated figures for clarity, including figures showing the number of primary and secondary dwelling units allowed in specific districts
- Allow shipping containers in A-1 and A-2 districts without a development permit
- Added Housing, Collective Communal to A-1 district
- Changed maximum building height in districts as appropriate
- Changed Recreation Accommodation (RA) district to Conservation Country Residential (CCR) district and updated the purpose to better reflect the development intent of that district
- Minor grammar and vocabulary revisions

The next steps are to give First Reading to the Bylaw. Following First Reading, a Public Hearing will be scheduled and referral agencies will be notified of the Land Use Bylaw. Properties needing to be rezoned so to align with the new land use districts will be mailed notices. If required, Council may amend the draft after the Public Hearing and then may proceed with Second and Third Readings to adopt the Land Use Bylaw.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit to the recommended motion is that Greenview will be able to move forward with the Land Use Bylaw adoption process and to ensure the Bylaw is finalized.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to the recommended motion.

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**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council has the alternative to direct Administration to undertake further consultation and make additional amendments before giving First Reading to the Land Use Bylaw however, stakeholders have had opportunities for input into Bylaw 17-775..

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**FINANCIAL IMPLICATION:**

The related costs to finalize the Land Use Bylaw have been provided in the Planning and Development Budget.

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**Direct Costs:** Estimated amount of \$110,000.

**Ongoing / Future Costs:** In approximately 10 (ten) years there will be additional costs associated with the review of the Land Use Bylaw.

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**STAFFING IMPLICATION:**

There will be no staffing implications to the recommendation.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Involve

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

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

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**FOLLOW UP ACTIONS:**

Upon first reading adoption Administration will proceed with the public hearing process scheduled for August 22, 2017. The applicable notifications to effected property owners will be initiated.

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**ATTACHMENT(S):**

- Schedule 'A' Land Use Bylaw
- Schedule 'B' Land Use Bylaw Maps
- Schedule 'C' Municipal Government Act, Section 639-640 Land Use and Section 692 Planning Bylaws
- Schedule 'D' Bylaw 17-779

# Municipal District of Greenview No. 16

DRAFT

Land Use Bylaw  
No. 17-779, 2017



WHEREAS Council wishes to repeal Bylaw No. 03-396, 2003, "Municipal District of Greenview No. 16 Land Use Bylaw", as amended, and wishes to adopt a new land use bylaw pursuant to Section 640 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. 17-779, 2017".
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. If any section, subsection, sentence, clause, phrase or map in this bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 03-396, 2003, cited as the "Municipal District of Greenview No. 16 Land Use Bylaw No. 17-779, 2017" and amendments thereto as it applies to the Municipal District of Greenview No. 16 is hereby repealed.

Read for a first time the \_\_\_\_\_ day of \_\_\_\_\_, 2017  
 Read for a second time the \_\_\_\_\_ day of \_\_\_\_\_, 2017  
 Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2017  
 Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2017

"Original Signed by Reeve"

"Original Signed by Chief Administrative Officer"

\_\_\_\_\_  
Reeve Dale Gervais

\_\_\_\_\_  
Chief Administrative Officer Mike Haugen



**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 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 delegate 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 properly dimensioned map indicating the affected site, and its relationship to existing land uses within a 90.0 m (295.3 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;
- b) May be referred to the Municipal Planning Commission for consideration and recommendation to Council; and,
- c) 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 months after the date of refusal.

### 3 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 person shall commence, cause or allow to be commenced, or carry on, or cause to allow to be carried on, any development unless a Development Permit has been issued under the provisions of this Bylaw.
- 3.1.3 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.
- 3.1.4 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 Development Permits are not required, no person shall undertake any development unless a Development Permit has first been issued pursuant to this Bylaw, and the development 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 connection with a federal, provincial or municipal election, referendum or census;
  - e) Works of maintenance or repair to 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 to 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 30 days of project completion;
- i) Farm buildings for agricultural use on parcels in land use districts A-1 and A-2.
  - i. Development permits are required for dwelling units and related accessory buildings, as well as intensive agricultural operations for the use of the land as defined in this Bylaw.
- j) Accessory buildings which have a floor area of no greater than 15.0 m<sup>2</sup> (161.5 ft<sup>2</sup>);
- 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 (1.6 ft.) from ground level;
- n) Fences for the following purposes do not require a Development Permit:
  - ii. Livestock wind break fences less than or equal to 3.6 m (11.8 ft.) in height;
  - iii. Livestock confinement fences less than or equal to 3.6 m (11.8 ft.) in height;
  - iv. Fences for sports related purposes less than or equal to 4.0 m (13.1 ft.) in height; and,
  - v. Fences that are less than 1.8 m (5.9 ft.) in height.
- o) One temporary on-site sign not exceeding 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) 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. Gate or fence under 1.8 m (5.9 ft.);
  - vi. Sun shelters over a deck or a patio;
  - vii. Air conditioning unit;
  - viii. Solar collectors attached to a building;
  - ix. Light standard or flagpole when located on a parcel containing a single detached dwelling unit;
  - x. Decorative pond or water feature less than 0.6 m (2.0 ft.) in depth
  - xi. Private play structures; or
  - xii. 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. 1 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 6 months during a renovation or moving process, provided it complies with this Bylaw; and,
- w) 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.

### 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 to section 4.19;
    - 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 drawing.
  - e) A dimensioned floor plan and elevations;
  - f) A written statement to describe and justify the proposal;
  - g) The estimated commencement and completion dates;
  - h) The estimated cost of the project or contract price;
  - i) 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,
  - j) Such additional information as the Development Authority may require.

3.4.4 The Development Authority may refuse to process a Development Permit application if:

- a) Information required for a completed application is not provided; and,
- b) The quality of the information provided is inadequate to properly evaluate the application.

3.4.5 The 40 day approval period shall not begin until the Development Authority deems the Development Permit application as complete.

### 3.5 Development Permit Processing

3.5.1 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.

3.5.2 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.

### 3.6 Development Authority Discretion

3.6.1 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 may determine that such a use is similar in character and purpose to a use listed under that land use District and may issue a Development Permit.

3.6.2 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.

3.6.3 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.

### 3.7 Variances

- 3.7.1 The Development Authority may consider a variance in any District, an enlargement, alteration, or addition to a legal nonconforming building if the non-conforming building complies with the uses listed for that District in this Bylaw and 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.
- 3.7.2 In the case of permitted uses, should an appropriate case be made, the Development Authority may allow a variance not exceeding 10% to any regulations.
- 3.7.3 The Development Authority shall specify in its approval records the type and extent of any variance granted in a Development Permit approval.

### 3.8 Conditions

- 3.8.1 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.
- 3.8.2 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.

### 3.9 Notifications

- 3.9.1 A Development Permit for a Permitted Use is considered issued on the Notice of Decision Date, while a Development Permit for a Discretionary Use is considered issued when it is first published in a newspaper as per the requirements of the *Municipal Government Act*. All Development Permits come into effect 14 days after its issuance. Where an appeal has been lodged 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.

### 3.10 Appeals

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

- 3.10.2 A decision of a Discretionary Use, Development Permit application may be appealed by serving the prescribed form of appeal to the SDAB Secretary within 14 days from the date of the Notice of Decision as per MGA.
- 3.10.3 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 before:
- 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.
- 3.10.4 If the decision to approve a Development Permit application is reversed by the SDAB, the Development Permit shall be null and void.
- 3.10.5 The SDAB's "Record of Proceedings" shall constitute the final decision of the SDAB.
- 3.10.6 If the decision to refuse a Development Permit application is reversed by the SDAB, the SDAB shall direct the Development Authority to issue a Development Permit in accordance with the decision of the SDAB within 15 days concluding the hearing.
- 3.10.7 If the decision to approve a Development Permit application is varied by the SDAB, the SDAB shall direct the Development Authority to issue a Development Permit in accordance with the terms of the decision of the Board.
- 3.10.8 Court of Appeal in accordance with MGA based on a question of law or jurisdiction must be appealed within 30 days from the SDAB decision.
- 3.11 Enforcement**
- 3.11.1 Where the Development Authority finds that 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; and
  - 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.
- 3.11.2 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 Authorities Order.

3.11.3 Penalties for a violation of this Bylaw will be

- a) \$250 for a first offence;
- b) not less than \$2000.00 for subsequent offences;
- c) to a maximum of \$5000.00

3.11.4 Any person who contravenes any provision of this Bylaw 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.

3.11.5 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 Authorities Order.

3.11.6 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.

3.11.7 It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability offences.

### 3.12 Development Permit Lapses

3.12.1 A Development Permit lapses and is automatically void if the development authorized is not commenced within 12 months from the date of issuing the permit or within such longer period not exceeding 3 months as may be granted by the Development Authority.

3.12.2 Construction of the external components of development should be completed within 24 months of construction commencement. Any development without the external components complete shall request an extension from the development authority.

### 3.13 Notification of Permit Approval or Refusal of a Discretionary Use

3.13.1 When a Discretionary Use - Development Permit application is approved, the Development Authority or other appointed municipal official of Greenview 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 his/her 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.

- 3.13.2 When a Discretionary Use - Development Permit application is refused, the Development Authority shall mail a Notice of Decision to the applicant or his/her agent stating the reasons for the refusal.
- 3.13.3 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, which shall coincide with the date the Notice of Decision is published in the newspaper.
- 3.13.4 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 6 months after the date of refusal.
- 3.13.5 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 located in a hamlet or intended for use by the general public, the Development Authority shall refuse to issue a Development Permit.
- 3.14 Notification of Permit Approval or Refusal of a Permitted Use**
- 3.14.1 When a Permitted Use - Development Permit application is approved, the Development Authority or other appointed municipal official of Greenview shall:
- a) Mail a notice of decision to the applicant or his/her agent; and,
- 3.14.2 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 located in a hamlet or intended for use by the general public, the Development Authority shall refuse to issue a Development Permit.
- 3.14.3 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 his/her agent, stating reasons for the refusal.

## 4 GENERAL REGULATIONS

### 4.1 Applicability

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

### 4.2 Non-Conforming Parcels

- 4.2.1 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 will be considered a legal non-conforming parcel and will be granted the uses as identified in this Bylaw.
- 4.2.2 Lawful non-conforming uses and buildings are subject to the provisions of the *Municipal Government Act*.

### 4.3 Non-Conforming Uses and Buildings

- 4.3.1 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 in Greenview, and the 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.
- 4.3.2 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 6 consecutive months or more, any future use of the land or building shall conform to the provisions of this Bylaw.
- 4.3.3 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.
- 4.3.4 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.
- 4.3.5 A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt or structurally altered, except:
- b) To make it a conforming building; and,
  - c) For the routine maintenance of the building if the Development Authority considers it necessary.
- 4.3.6 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.
- 4.3.7 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

#### 4.4 Utility Structures

- 4.4.1 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.

#### 4.5 Location and Siting

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

#### 4.6 Height Exceptions

- 4.6.1 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.

- 4.6.2 In the Hamlet Residential and Hamlet Commercial Districts, the roofline of the attached garage or carport may not exceed the maximum height of the rest of the principal building.

#### 4.7 Uses Permitted in Any District

4.7.1 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) Public use;
- f) Public works yard;
- g) Transportation rights-of-way established by a government or Crown corporation; and,
- h) Public utilities.

#### 4.8 Prohibited Uses

4.8.1 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.

#### 4.9 Number of Dwelling Units

4.9.1 In considering if an additional dwelling unit may be allowed 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.

#### 4.10 Temporary Residence during Construction

4.10.1 The Development Authority may issue a 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 a reasonable diligence during the term of the permit; and,
- c) The Development Permit contains a condition that requires the manufactured home to be removed from the parcel within 30 days of the first residential occupancy of the dwelling unit.

#### 4.11 Setbacks from Adjacent Roadways

4.11.1 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 (134.5 ft.)
- b) Internal subdivision road: 7.5 m (32.8 ft.)
- c) Service road: 7.5 m (32.8 ft.)
- d) All other roads: 40.0 m (134.5 ft.)
- e) Undeveloped road allowance 40.0 m (134.5 ft.)

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

#### 4.12 Setback Exceptions

4.12.1 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 m 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 (25 ft.) from the nearest parcel line of the road right-of-way;
- g) Uncovered swimming pools, provided that they are:
  - i. Not constructed, sited or placed within 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 parcel line; and,
  - iii. Located within a fenced yard or surrounded by a fence.
- h) Covered swimming pools, provided that they are:
  - i. Not constructed, sited or placed within a front yard in a Hamlet Residential district;
  - ii. At least 3 m from any side or rear 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 not in excess of 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.

#### 4.13 Parcel Area and Width

- 4.13.1 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.
- 4.13.2 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;
  - b) All parcels are contiguous; and,
- 4.13.3 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.

4.13.4 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.

#### 4.14 Site Elevation/Grade

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

4.14.2 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.

#### 4.15 Access to a Parcel of Land

4.15.1 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.

4.15.2 As a condition of subdivision or development approval, the Development Authority 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, adjustments to approaches shall remain the cost of the applicant.

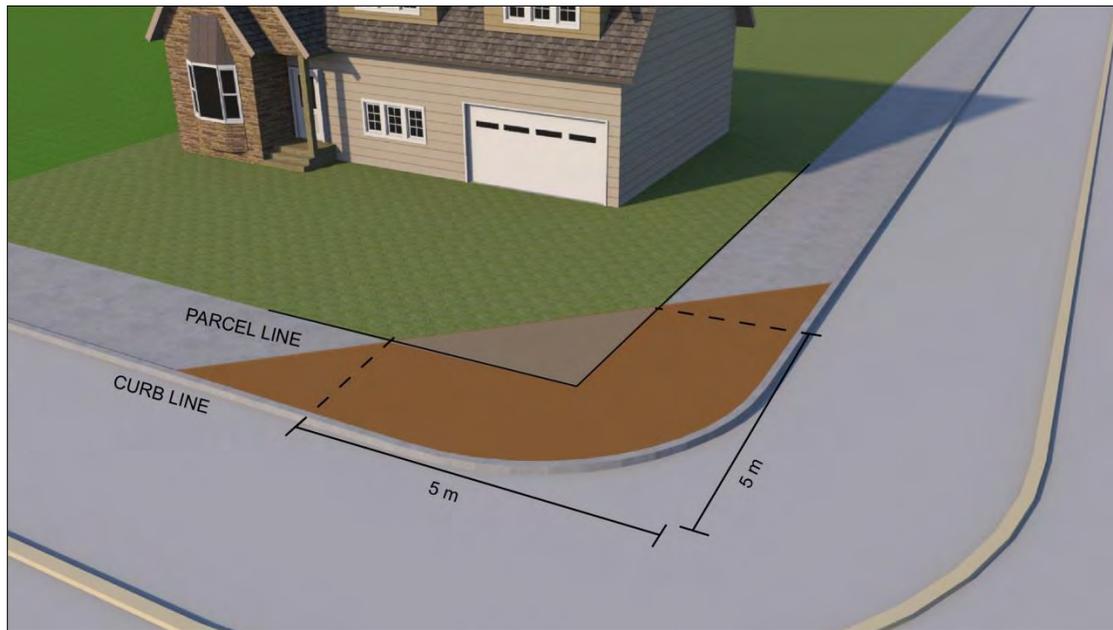
4.15.3 Prior to issuance of a Development Permit, any parcel within Greenview must have access to a municipal road or provincial highway.

4.15.4 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.

#### 4.16 Corner Parcels

4.16.1 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 4-1.

Figure 4-1: Illustration of Corner Parcel Sight Triangle



#### 4.17 Conversion of Building Use

4.17.1 Buildings may be converted, altered or remodeled for another use, provided that 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 and Greenview bylaws.

#### 4.18 Fences and Shelterbelts

4.18.1 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.

4.18.2 Barbed wire will be restricted in CR-1 District to side and rear parcel lines.

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

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

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

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

4.18.7 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.

4.18.8 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.).

4.18.9 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.

#### 4.19 Landscaping and Screening

4.19.1 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.

4.19.2 The following standards of landscaping shall be required for all multi-parcel residential developments, and all commercial and industrial, 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 storm water 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 1 tree per 40.0 m<sup>2</sup> of the required setback area;
  - ii. A minimum overall density of 4 shrubs per 100.0 m<sup>2</sup> of the required setback areas;
  - iii. A minimum height of 1800 mm for coniferous trees;
  - iv. A minimum caliper width of 60 mm measured at 450 mm from ground level;
  - v. A minimum height of 450 mm for deciduous shrubs; and,

- vi. A minimum height/spread of 450 mm 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, xeriscaped or left with its undisturbed natural grass and vegetative cover.
- 4.19.3 Restrict the area or portion of the parcel to be hard-surfaced. Hard landscaping shall not exceed 25% of the total parcel area.
- 4.19.4 Any landscaping or screening required by a Development Permit shall be carried out within 1 year of the issuance of the occupancy permit.
- 4.19.5 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.
- 4.19.6 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.
- 4.19.7 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.
- 4.19.8 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.
- 4.19.9 The owner of a property, or his/her 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 caliper width or height.

4.19.10 As a condition of a development permit, a letter of credit shall be required up to the value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The condition of the security being that, if the landscaping is not completed in accordance with this Bylaw and the development permit within 1 growing season after the completion of the development, then the amount fixed shall be available to the Municipal District of Greenview for its use in installing the required landscaping/planting as per the Development agreement.

#### 4.20 Objects Restricted in Residential Areas

4.20.1 In the CR-2, 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 any dismantled or wrecked vehicle for more than 14 consecutive days;
- c) Keep accumulated quantities of metal, wood or other materials which are visible from the front yard or internal subdivision road; and,
- d) Keep any material or objects, which, by their nature, may be offensive due to odors, emissions, or potential for runoff or contamination of the subject property or adjacent properties.

#### 4.21 Relocation of Buildings

4.21.1 Any person desiring to move a building greater than 15 m<sup>2</sup> (161.5 ft<sup>2</sup>) onto or within a parcel of land shall first apply for a Development Permit.

4.21.2 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.

4.21.3 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.

4.21.4 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.

4.21.5 When a Development Permit is to be granted for the relocation of a building, not including a manufactured home or accessory building, the Development Authority may require the applicant to provide:

- a) A performance bond of such an amount to ensure completion of any renovations set out as a condition of the permit approval; and,
- b) An engineer's certificate to confirm that the building is structurally sound.

#### 4.22 Accessory Buildings, Structures and Uses

4.22.1 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 or structure 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) A farm building is part of an agricultural operation (therefore is not an accessory building or structure) and is exempted from the requirement of a Development Permit;
- l) Accessory buildings and structures shall not be constructed over an easement or utility right-of-way;
- m) 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,
- n) Fabric covered structures larger than 12.0 m<sup>2</sup> (130ft<sup>2</sup>) are considered an accessory building on any parcel of land and shall be a discretionary use.

#### 4.23 Suites

4.23.1 Where permitted within a District, suites (attached and detached) must comply with the following regulations:

- a) Unless otherwise stated, a maximum of 1 attached suite and 1 detached suite is permitted as an accessory use to a single detached dwelling unit;
- b) Suites shall be accessory and subordinate to the single detached principal 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) One additional on-site parking space must be provided for the suite, in addition to any parking requirements for the single detached dwelling unit in Hamlet Districts;
- h) A suite is not permitted in conjunction with the keeping of boarders or the operation of a bed and breakfast;
- i) 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 m<sup>2</sup> (1184.0 ft<sup>2</sup>) with a maximum of 2 bedrooms for an attached suite;
  - ii. 110.0 m<sup>2</sup> (1184.0 ft<sup>2</sup>) with a maximum of 2 bedrooms for a detached suite; or,
  - iii. 45% of the principal dwelling unit.
- j) 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.
- k) An attached suite must:
  - i. Be considered part of the total building area; and,
  - ii. Not exceed the 45% of the gross floor area of the single detached dwelling unit.

#### 4.24 Home Occupations

4.24.1 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 pm and 7 am 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) A home occupation shall not result in traffic that exceeds the equivalent of 5 full time employees, visitors, or customers per day;
- f) Lighting shall be designed, installed and operated in such a manner so as to not cause a disturbance to adjacent lands and/or interfere with safe movement of traffic on nearby roads;
- g) A Stop Order may be issued at any time if in the opinion of the Development Approving Authority, the operator of the Home Based Business has violated any provisions of the Bylaw or conditions of the permit and/or complaints based on the operation of the Home Based Business have been received

4.24.2 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 people residing in the principal dwelling unit shall be permitted to work on-location in the Home Occupation, Minor;
- d) Must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference with the residential nature of the area;
- e) Will involve no external storage of materials, containers or finished products;
- f) Is not permitted to use materials or processes that produce flammable or explosive vapours or gases; and
- g) Home occupations (minor) involving community care for children, as regulated by the *Family Day Home Standards*, shall not accommodate more than six children.

4.24.3 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 to a maximum of 1 ha (2.5 ac) whichever is less.
- c) Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways; and,
- d) Must have a minimum parcel size of 1.2 ha (3.0 ac).
- e) A Home Occupation, Major shall not include:
  - i. Wrecking yards; and/or,
  - ii. Sand and gravel processing.

#### 4.25 **Bed and Breakfasts**

4.25.1 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 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 will not exceed 30 consecutive days.

#### 4.26 **Manufactured Homes**

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

4.26.2 Every manufactured home within Greenview must be placed on a permanent foundation and meet Building Codes.

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

- 4.26.4 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 1 year of the issuance of the Development Permit.
- 4.26.5 Skirting must be installed within 90 days from the date which the manufactured home is placed on the foundation.
- 4.26.6 The towing hitch and wheels must be removed within 30 days from the date that the manufactured home is placed on the foundation.
- 4.26.7 All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

#### 4.27 Environmental Standards

- 4.27.1 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 that the extent of the disturbed area and the duration of its exposure is minimized.
- 4.27.2 All developments must be designed to ensure that storm water runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 4.27.3 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.

#### 4.28 Slope Stability

- 4.28.1 The distances set out in Table 4-1 from a steep slope are the required setback from the Municipal Top of Bank as illustrated in Figure 4.2.

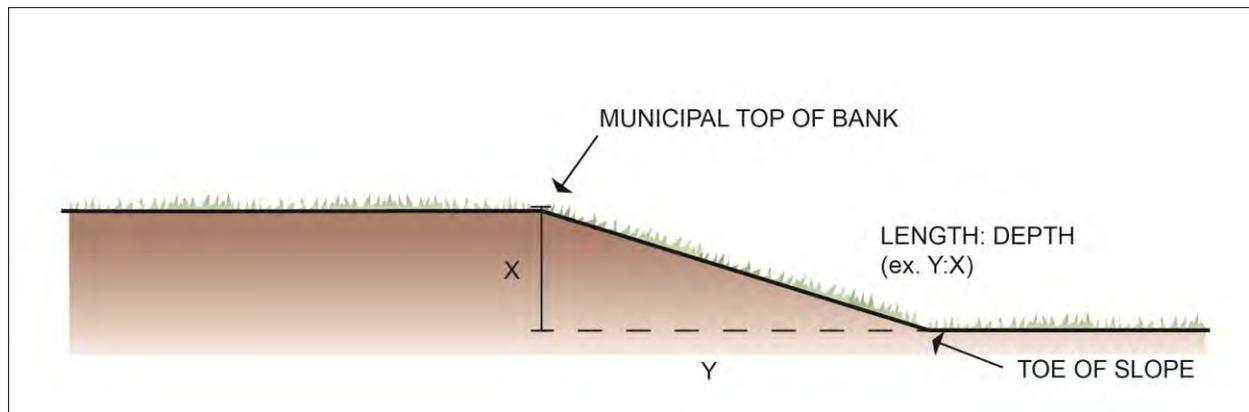
**Table 4-1: Depth of Slope Setback Requirements**

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.)

- 4.28.2 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.

- 4.28.3 For slopes with a smooth and uninterrupted grade, the depth will be considered to be the vertical distance from the valley crest to the toe of the slope, as shown in Figure 4-2.

Figure 4-2: Slope Depth



- 4.28.4 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.

#### 4.29 Site Reclamation

- 4.29.1 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.
- 4.29.2 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.
- 4.29.3 Reclamation plans shall be required at the development permit stage if the development authority deems site contamination a likely long term outcome and these plan shall include current and final land use (following reclamation).

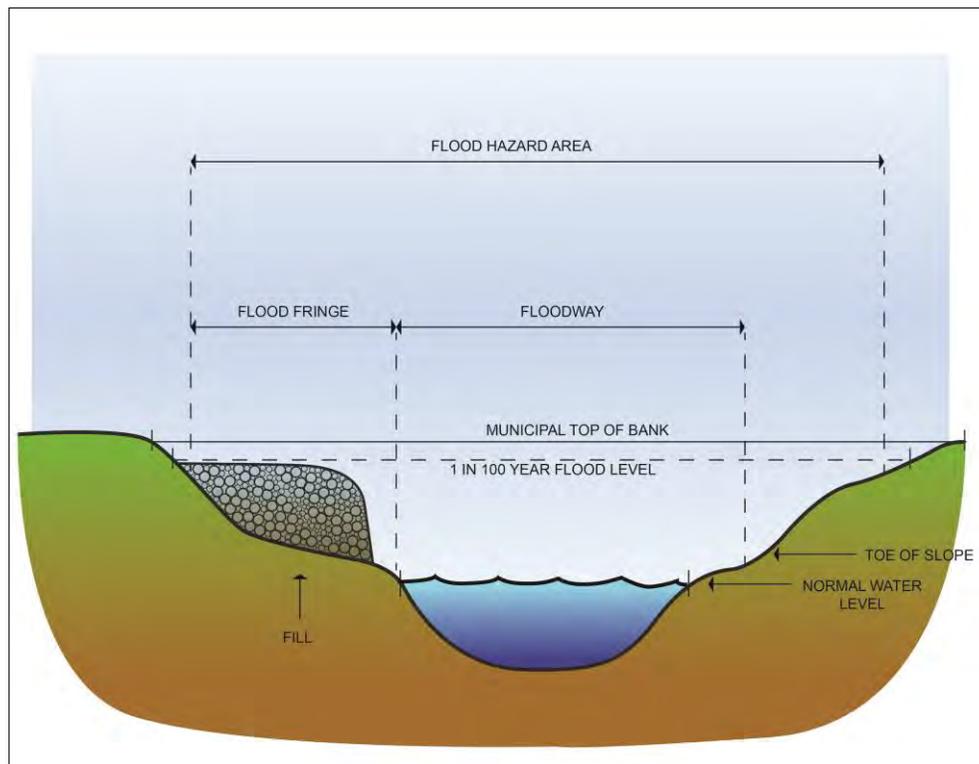
#### 4.30 Soil Remediation

- 4.30.1 Soil remediation may be required on parcel of land as a condition of subdivision or development approval where an environmental site assessment has established the presence of site contamination.
- 4.30.2 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.
- 4.30.3 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.

#### 4.31 Riparian Protection Area

- 4.31.1 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 m (65.6 ft.).
- 4.31.2 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.
- 4.31.3 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.
- 4.31.4 No development shall take place in the floodway as shown in Figure 4-3, 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 4-3: Illustration of Flood Hazard Area



4.31.5 Subdivision is prohibited on parcels completely within the floodway.

4.31.6 Development within the flood fringe (see Figure 4-3) 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 are without obtaining prior provincial approvals

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

#### 4.32 Riparian Protection Regulations – Compliances & Variance

- 4.32.1 Any development which either has a 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.
- 4.32.2 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 in excess of 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.

#### 4.33 Kennels

- 4.33.1 A kennel shall not unduly interfere with the use and enjoyment of adjacent properties.
- 4.33.2 Unless a Development Permit has been issued for a kennel, the keeping of dogs is permitted in all land use districts, providing the number of dogs does not exceed the following:
- a) Two (2) dogs over six month of age in HR, CR-2 and CCR land use districts;
  - b) Six (6) dogs over six months of age in all other land use districts
  - c) Greater than six (6) working dogs may be kept on a parcel 32 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 3 years;
    - ii. Require that all dogs be kept indoors from 10:00 pm and 7:00 am; and,
    - iii. Require that any outside runs be enclosed with fences a minimum of 1.8 m (5.9 ft.) in height.
- 4.33.3 All buildings, enclosures and/or outdoor exercise areas 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.

#### 4.34 Bee Keeping

1. Where permitted within a land use district, every person keeping bees and the owner of any parcel of land on which bees are kept must comply with the following regulations:
  - i. 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;
  - ii. Take all reasonable measures to prevent swarming and aggressive behaviour by the bees;
  - iii. If the bees swarm or show signs of aggressive behaviour, ensure that the bees are re-queened;
  - iv. No more than two colonies of bees are permitted on a parcel having an area less than 1,100.0 m<sup>2</sup> (11, 840.3 ft.);
  - v. No more than one colony of bees are permitted on a parcel having an area of less than 600.0 m<sup>2</sup> (6458.4 ft<sup>2</sup>);
  - vi. A beehive is not permitted within 6.5 m (21.3 ft.) of any parcel line except when:
    - a. The hive is situated 2.5 m (8.2 ft.) or more above the adjacent ground level; or
    - b. 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
2. A valid permit must be obtained through the Development Authority to operate a bee keeping operation.
3. Beekeeping must be for personal use only and products produced from beekeeping shall not be sold in any commercial manner.

#### 4.35 Backyard Hen Enclosures

1. Where permitted within a land use district, a backyard hen enclosure must, unless otherwise indicated, must comply with the following regulations:
  - i. 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;
  - ii. A maximum of 6 hens per site may be kept for personal egg consumption;
  - iii. 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;
  - iv. A backyard hen enclosure must only use a pen and a coop as defined by this bylaw

- v. The maximum size of a coop is 8.0 m<sup>2</sup> (86.1 ft<sup>2</sup>) in floor area and 2.5 m (8.2 ft.) in height;
  - vi. 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;
- 2. A valid permit must be obtained through the Development Authority in order to maintain a backyard hen enclosure.
  - 3. Backyard hen enclosures are for personal use only and products produced from backyard hen enclosures shall not be sold in any commercial manner.

#### 4.36 Shipping Containers

- 4.36.1 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
- 4.36.2 Depending on the use of the shipping container, a Building Permit may also be required.
- 4.36.3 Shipping containers shall be sited in accordance with individual District regulations for height, siting and setbacks of buildings and structures.
- 4.36.4 Shipping containers may only be stacked to a maximum of two containers high and subject to the prior issuance of a Building Permit.
- 4.36.5 Shipping containers, as accessory buildings, should be free of advertising and should be painted a uniform colour.
- 4.36.6 Shipping containers must not occupy any required off-street parking spaces.
- 4.36.7 Shipping containers must not occupy any areas that are required for open space or landscaping.
- 4.36.8 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.

#### 4.37 Work Camps - General

- 4.37.1 Work camps and project-oriented work camps are considered a discretionary use.
- 4.37.2 If work camps and project-oriented work camps are to be established for any reason other than oil and gas drilling rigs, a Development Permit shall be required.
- 4.37.3 A Development Permit for a work camp shall only be valid for a period of 1 year from its date of issuance, at which time an application may be made for a continuance of the use.
- 4.37.4 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 to take into account adjacent land uses and operations.

4.37.5 Reclamation of work camp sites 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 leveled 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.

4.37.6 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.

4.37.7 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 to be issued for a period greater than 12 month duration, unless a new application for a Development Permit is made.

## 4.38 Signage

### 4.38.1 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, where in 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.

### 4.38.2 Permanent Signage

- a) A permanent sign is a sign that:
  - i. Exceeds 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area;
  - ii. Exceeds 1.5 m (4.9 ft.) in height;
  - iii. Is not for a Federal, Municipal or Provincial election; or,
  - iv. Is displayed for more than 21 consecutive days.
- b) An on-site sign that is displayed for less than 21 consecutive days shall be considered a temporary sign and subject to the regulations in Section 4.11, Setbacks from Adjacent Roads, if the sign does not exceed 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) 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.
- 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 4.11, 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 if impairing sight lines.
- f) Permanent signage on private property shall be limited to 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 upper case and uniform letter style; and,
  - v. Conform to all regulations of the land use District in which the sign is located.

#### 4.38.3 Temporary Signage

- a) A temporary sign shall not be:
- i. Greater than 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area;
  - ii. Greater than 1.5 m (4.9 ft.) in height;
  - iii. Located on a parcel of land for more than 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 4.36.2, Permanent Signage, must be removed no more than 1 week following the date any advertised event, project or sale concludes;
- c) Federal, Municipal or Provincial election signs shall not be erected until 30 days before a Municipal election or before the date of election call for a Federal or Provincial election and shall be removed within 72 hours of the closing of the polls.

4.38.4 Logo Signage

- a) A logo sign is a sign that:
  - i. Exceeds 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area;
  - ii. Exceeds 1.5 m (4.9 ft.) in height;
  - iii. Is placed within a highway or 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 4.36.3, Temporary Signage, unless a Development Permit approved by the Development Authority has been issued for the permanent sign.

## 5 OFF-STREET PARKING REGULATIONS

### 5.1 Parking and Storage

5.1.1 The Development Authority shall require all developments in all Hamlet Commercial, Hamlet Industrial, Hamlet Residential and Recreation Accommodation Districts to provide off-street parking and loading facilities in accordance with this bylaw, unless otherwise stated.

5.1.2 In the Hamlet Residential 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 14 consecutive days;
- c) One boat or vessel not exceeding a centre line length of 11.0 m (36.1 ft.);
- d) One recreational vehicle not exceeding a body length of 14.0 m (45.9 ft.); and,
- e) One trailer not exceeding a body length of 8.0 m (26.2 ft.).

5.1.3 In the Recreation Accommodation 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 14 consecutive days;
- c) Two boats or vessels not exceeding a centre line length of 11.0 m (36.1 ft.);
- d) Two recreational vehicles not exceeding a body length of 14.0 m (45.9 ft.); and,
- e) One trailer not exceeding a body length of 8.0 m (26.2 ft.).

### 5.2 Vehicle Storage

5.2.1 Except where specifically permitted, no Hamlet Residential, Country Residential One or Country Residential Two parcel may be used for:

- a) The keeping of detached parts of motor vehicles, unless the parts are completely enclosed in a permanent building;
- b) The storage of derelict, wrecked or dismantled vehicles; and,
- c) The storing of unlicensed vehicles or detached parts of such on a vacant lot.

### 5.3 Parking Space Standards

- 5.3.1 All parking or loading spaces must be graded and drained so as to properly dispose of all surface water and maintain positive drainage to not cause flooding.
- 5.3.2 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, so as to provide a surface that is durable and dust free.
- 5.3.3 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.
- 5.3.4 Entrances and exits to and from all parking spaces must be by means of unobstructed maneuvering aisles. The maneuvering 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 maneuvering aisle.
- 5.3.5 Maneuvering aisles and fire lanes must be a minimum of 7.0 m (23.0 ft.) wide.
- 5.3.6 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.
- 5.3.7 For parking areas with 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.
- 5.3.8 For parking areas with 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.
- 5.3.9 Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot width at the property line, but in no case shall be less than 3.0 m (9.8 ft.) wide.

### 5.4 Parking Spaces for Persons with Disabilities

- 5.4.1 Where more than 20 parking stalls are required, every off-street parking area must provide 1% of the required stalls, with a minimum of one stall for the use of persons with disabilities. Each stall must be:
- a) At least 4.0 m in width and at least 7.5 m 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.

## 5.5 Parking Regulations

- 5.5.1 The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 5-1 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.
- 5.5.2 In respect of a use permitted under this bylaw which is not specifically referred to in Column I of Table 5-1, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in the table, or at the discretion of the Development Authority.
- 5.5.3 For the purpose of computing the number of off-street parking spaces, any fraction must be rounded up to the nearest whole number.
- 5.5.4 Where more than one use is located on a parcel the total number of off-street parking spaces to be required shall be the sum total of the requirements for each use.
- 5.5.5 Where more than one use is located in a building, the total number of off-street parking spaces required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use.
- 5.5.6 Unless otherwise provided for in this Bylaw, the minimum number of off-street parking spaces that shall be provided within hamlets is as outlined in Table 5-1.

**Table 5-1: Off-Street Parking Regulations**

Use of a Building or Parcel	Minimum Number of Required 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 <sup>2</sup> (215.3 ft <sup>2</sup> ) gross leasable area
c) Dwelling Unit, Single Detached	2 spaces per unit
d) Dwelling Unit multiple	2 spaces per unit for 4 or fewer units 1.5 per unit for 5 or more units
e) Hotel and motels	1 space per guest room
f) Industrial	1 per 403 m <sup>2</sup> of gross leasable area
g) Office (Government, Professional, Trade)	2 spaces per 93.0 m <sup>2</sup> (1,001.0 ft <sup>2</sup> )
h) Places of public assembly	1 space per 4 seats
i) Restaurant	1 space per 4 seats
j) Retail uses	4 spaces per 93.0 m <sup>2</sup> (1,001.0 ft <sup>2</sup> )
k) School, elementary and middle	1 space per classroom
l) School, high school	3 spaces per classroom
m) Suites	1 space per suite
n) Warehouse, storage facility	1 space per 93.0 m <sup>2</sup> (1,001.0 ft <sup>2</sup> )
o) All other developments	As required by Development Authority

## 6 ESTABLISHMENT OF DISTRICTS

### 6.1 District Classification

- 6.1.1 For the purpose of this Bylaw, lands within the boundaries of Greenview shall be divided into the Districts identified in Table 6-1.

**Table 6-1: 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
Hamlet Residential	HR
Manufactured Home Park	MHP
Conservation Country Residential	CCR
Institutional	INS
Recreational	REC
Hamlet Commercial	HC
Rural Commercial	RC
Hamlet Industrial	HI
Industrial Light	M-1
Industrial General	M-2
Crown Land	CL

### 6.2 Location of Districts

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

### 6.3 Land Use District

- 6.3.1 Where a 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.
- 6.3.2 Where the land use boundary does not follow a legally defined line, the land use boundary shall be determined by scaling from the land use maps.

## 7 LAND USE DISTRICTS

### 7.1 Agricultural One (A-1) District

#### 7.1.1 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.

#### 7.1.2 Uses

- a) Table 7-1 identifies the permitted and discretionary uses within the A-1 District.

**Table 7-1: A-1 Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agriculture, General	2.a Airstrip
3. Agriculture, Intensive	3.a Compressor Station
4. Agricultural Processing	4.a Home Occupation, Major
5. Apiary	5.a Landfill, Sanitary
6. Bed and Breakfast	6.a Natural Resource Extraction
7. Boarding and Lodging	7.a Recreation, Outdoor Motorized Vehicle
8. Borrow Pit	8.a Recreation, Outdoor Passive
9. Dugout	9.a Recreational Vehicle (RV) Storage
10. Dwelling Unit, Accessory	10.a Solar Collector, Major
11. Dwelling Unit, Manufactured	11.a Wind Energy Conversion System, Major
12. Dwelling Unit, Single Detached	12.a Work Camp
13. Hobby Farm	13.a Work Camp, Project Oriented
14. Home Occupation, Minor	
15. Housing Collective, Communal	
16. Kennel, Commercial	
17. Medical Marijuana Cultivation	
18. Sign	
19. Solar Collector, Minor	
20. Storage, Outdoor	
21. Suite, Attached	
22. Suite, Detached	
23. Wind Energy Conversion System, Minor	

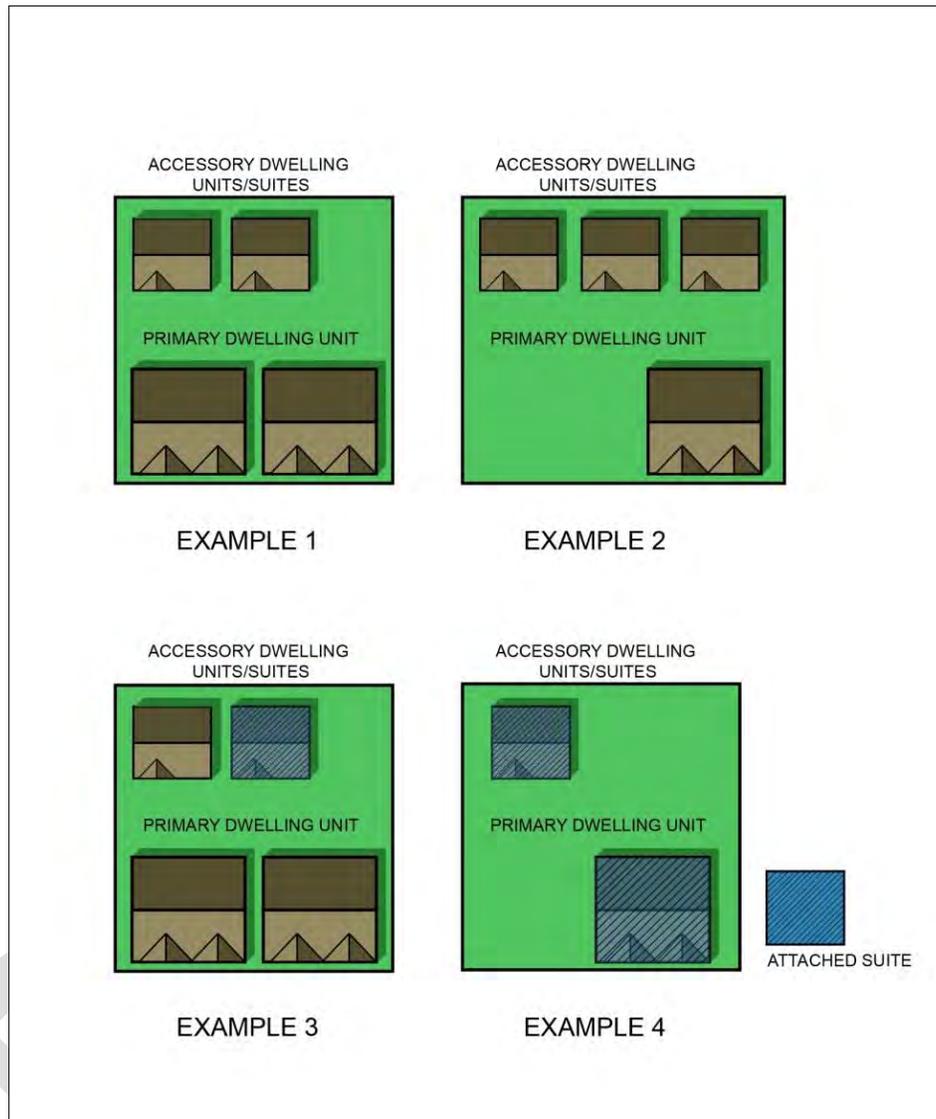
## 7.1.3 Regulations

- 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 7-2.

Table 7-2: 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"> <li>a maximum of 2 primary dwelling units</li> <li>a maximum of 3 accessory dwelling units and/or suites</li> </ul>
.2 Minimum parcel size	1.2 ha (3 ac)
.3 Minimum parcel width	185.0 m (607.0 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>Principal building and structures</li> <li>Accessory building</li> </ul>	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	30 %

Figure 7-1: Examples of A-1 Dwelling Unit Configurations





## 7.2 Agricultural Two (A-2) District

### 7.2.1 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.

### 7.2.2 Uses

- a) Table 7-3 identifies the permitted and discretionary uses within the A-2 District.

**Table 7-3: A-2 Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Agriculture, Intensive
2. Agriculture, General	2.a Home Occupation, Major
3. Apiary	3.a Kennel, Commercial
4. Bed and Breakfast	4.a Recreation, Outdoor Passive
5. Boarding and Lodging	5.a Work Camp, Project Oriented
6. Borrow Pit	
7. Dugout	
8. Dwelling Unit, Accessory	
9. Dwelling Unit, Manufactured	
10. Dwelling Unit, Single Detached	
11. Greenhouse	
12. Hobby Farm	
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	

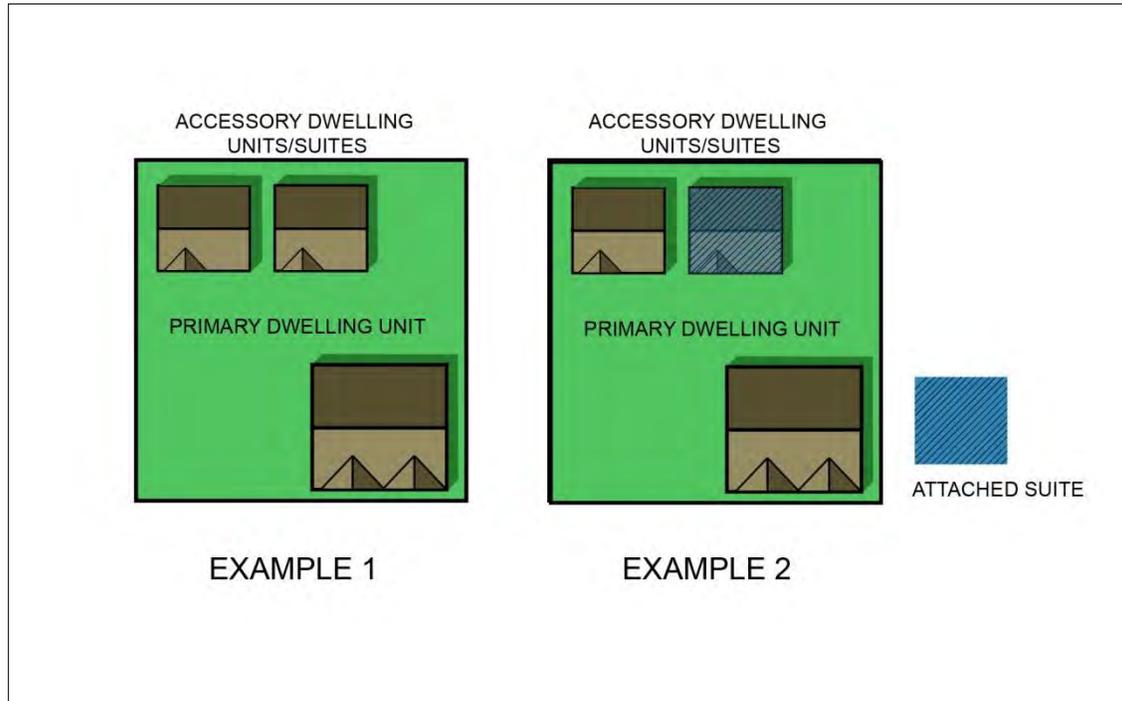
## 7.2.3 Regulations

- 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 7-4.

Table 7-4: 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"> <li>a maximum of 1 primary dwelling unit</li> <li>a maximum of 2 accessory dwelling units and/or suites</li> </ul>
.2 Maximum parcel size	32.0 ha (79.1 ac)
.3 Minimum parcel size	8.1 ha (20 ac)
.4 Minimum parcel width	185.0 m (607.0 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance: 40.0 m (134.5 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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 41.0 m Internal subdivision road: 7.5 m Service road: 7.5 m All other roads: 41.0 m 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> <li>Principal building and structures</li> <li>Accessory building</li> </ul>	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	30 %

Figure 7-2: Examples of A-2 Dwelling Unit Configurations



#### 7.2.4 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 8.1 ha (20 ac) can be subdivided out of a  $\frac{1}{4}$  Section of land;
- c) Work Camps (Project Oriented), within 400.00 m (1312.3 ft.) of highways.

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

7.3 Rural Settlement (RS) District

7.3.1 Purpose

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

- a) Table 7-5 below identifies the permitted and discretionary uses within the RS District.

**Table 7-5: 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 Hen Enclosure	3.a Greenhouse
4. Bee Keeping	4.a Home Occupation, Major
5. Borrow Pit	5.a Natural Resource Extraction
6. Dugout	6.a Recreation, Indoor
7. Dwelling Unit, Manufactured	7.a Recreation, Outdoor Passive
8. Dwelling Unit, Single Detached	8.a Solar Collector, Major
9. Dwelling Unit, Accessory	9.a Storage, Outdoor
10. Dwelling Unit, Semi-Detached	10.a Work Camp, Project Oriented
11. Home Occupation, Minor	
12. Housing Collective, Communal	
13. Solar Collector, Minor	
14. Suite, Attached	
15. Suite, Detached	
16. Wind Energy Conversion System, Minor	

7.3.3 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 7-6.
- b) Uses within the Institutional District (INS) are to be considered Discretionary Uses in the RS District

Table 7-6: District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	32.0 ha (79.1 ac)
.2 Minimum parcel width	185.0 m (608.0 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance: 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 41.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 41.0 m (134.5 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"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.6 Maximum parcel coverage (all buildings)	35 %

#### 7.3.4 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*;
- b) When deciding on an application for a Development in this District, the Development Authority shall consider the application with respect to:
  - i. The requirements as set out in the hamlet or CR Districts that could be applied;
  - ii. The conformity of the proposed development with the *Act*, Subdivision and Development Regulations, the Municipal Development Plan, and any relevant Area Structure Plan, or Lake Management Plan that may be in effect in the area;
  - iii. The nature of existing land uses on adjacent properties; and,
  - iv. The adequacy of servicing that is proposed for the development.

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

7.4 Country Residential One (CR-1) District

7.4.1 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.

7.4.2 Uses

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

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

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Dwelling Unit, Manufactured
2. Agricultural Pursuit, Minor	2.a Home Occupations (Major)
3. Bee Keeping	3.a Sign
4. Bed and Breakfast	
5. Boarding and Lodging	
6. Dugout	
7. Dwelling Unit, Single Detached	
8. Home Occupation, Minor	
9. Kennel, Hobby	
10. Solar Collector, Minor	
11. Suite, Detached	
12. Wind Energy Conversion System, Minor	

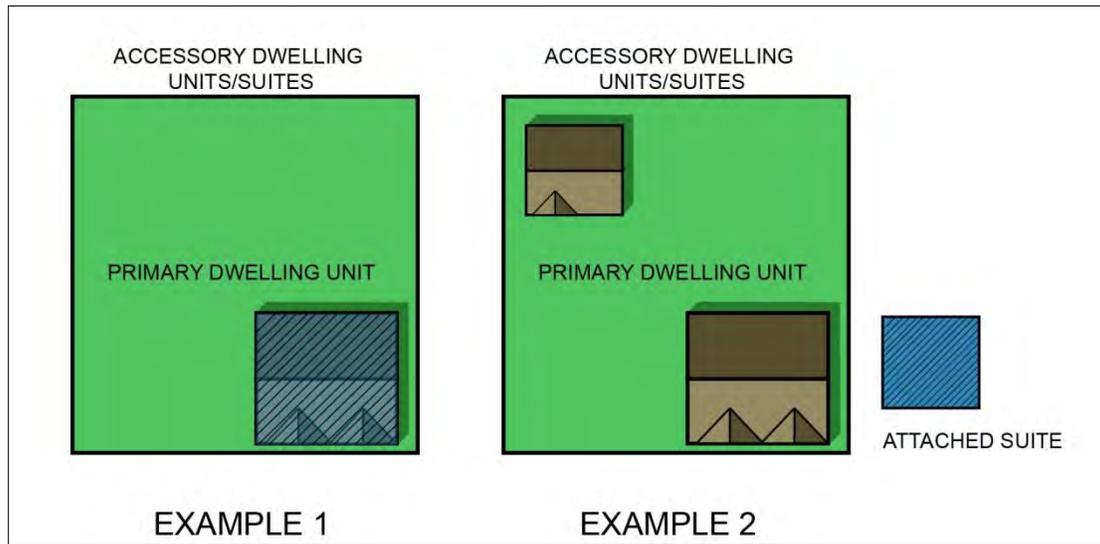
## 7.4.3 Regulations

- 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 7-8.

Table 7-8: 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"> <li>a maximum of 1 primary dwelling units</li> </ul> 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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance: 40.0 m (134.5 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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>Principal building and structures</li> <li>Accessory building</li> </ul>	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

Figure 7-3: Example of CR-1 Dwelling Unit Configuration



7.4.4 Additional Regulations

- b) For the purpose of this District, on-site servicing includes an approved wastewater disposal system and a piped or on-site water supply;
- c) Design guidelines for multiple 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.
- d) 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 7-9, which is used to determine the appropriate number of livestock.

Table 7-9: 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

- 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.

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

7.5 Country Residential Two (CR-2) District

7.5.1 Purpose

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

7.5.2 Uses

- a) Table 7-10 identifies the permitted and discretionary uses within the CR-2 District.

**Table 7-10: CR-2 Permitted and Discretionary Uses**

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

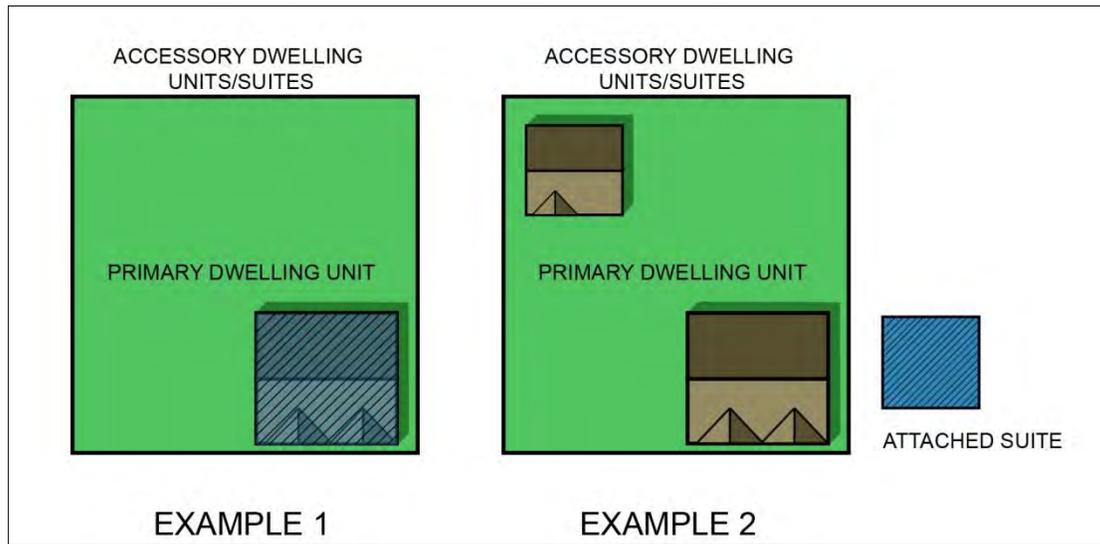
7.5.3 Regulations

- 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 7-11.

Table 7-11: 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"> <li>a maximum of 1 primary dwelling units</li> </ul> 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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>Principal building and structures</li> <li>Accessory building</li> </ul>	10.0 m (32.8 ft.) 5.0 m (16.5 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

Figure 7-4: Example of CR-2 Dwelling Unit Configurations



7.5.4 Regulations

- a) For the purpose of 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 multiple 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 4.0) for additional regulations and exceptions. \*\*\*

## 7.6 Hamlet Residential (HR) District

### 7.6.1 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.

### 7.6.2 Uses

- a) Table 7-12 below identifies the permitted and discretionary uses within the HR District.

**Table 7-12: HR Permitted and Discretionary Uses**

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

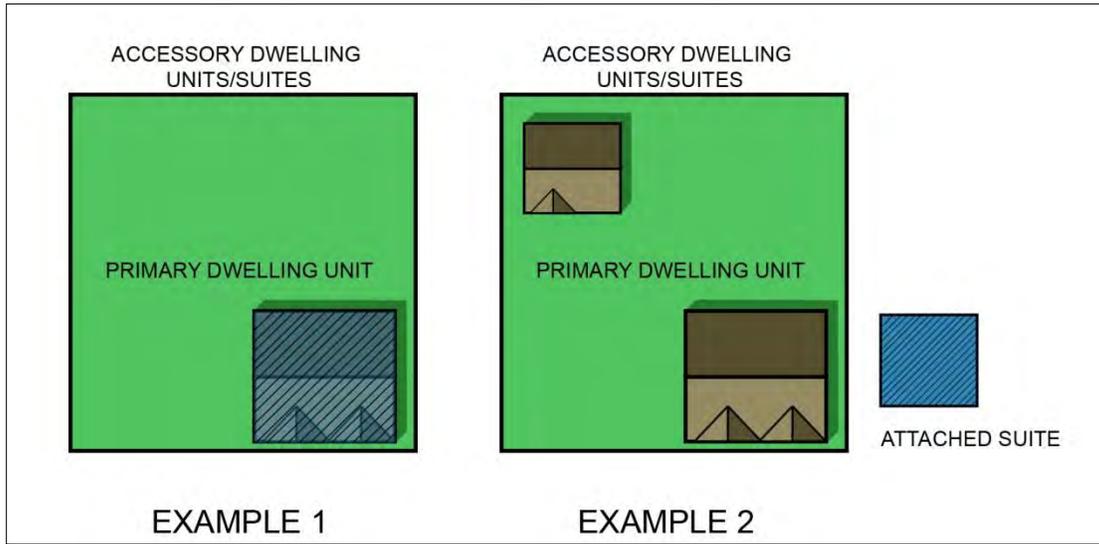
### 7.6.3 Regulations

- 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 7-13.

Table 7-13: 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"> <li>a maximum of 1 primary dwelling units</li> </ul> a maximum of 1 suite
.2 Minimum parcel size <ul style="list-style-type: none"> <li>Unserviced</li> <li>Serviced</li> <li>Municipal Water Only:</li> </ul> .3 Municipal Sewer Only:	1,860.0 m <sup>2</sup> (20,020.9 ft <sup>2</sup> ) 465.0 m <sup>2</sup> (5,005.2 ft <sup>2</sup> ) 1,395.0 m <sup>2</sup> (15,015.7 ft <sup>2</sup> ) 930.0 m <sup>2</sup> (10,010.4 ft <sup>2</sup> )
.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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> <li>Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>Principal building and structures 4 storeys</li> <li>Principal building and structures 3 storeys</li> <li>All other principal building and structures</li> <li>Accessory building</li> </ul>	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 7-5: Example of HR Dwelling Unit Configurations



\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

7.7 **Manufactured Home Park (MHP) District**

7.7.1 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.

7.7.2 Uses

- a) Table 7-14 identifies the permitted and discretionary uses within the MHP District.

**Table 7-14: MHP Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Backyard Hen Enclosure
2. Convenience Store	2.a. Bee Keeping
3. Dugout	
4. Dwelling Unit, Manufactured	
5. Home Occupation, Minor	
6. Laundromat	
7. Manufactured Home Park Office	
8. Sign	
9. Solar Collector, Minor	
10. Wind Energy Conversion System, Minor	

7.7.3 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 7-15.

Table 7-15: 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 <sup>2</sup> (3,928.8 ft <sup>2</sup> )
.3 Minimum parcel width	9.7 m (31.8 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 ft.). 1.5 m or 4.5 m from adjacent unit 6.0 m (19.7 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line abutting residential</li> <li>• Interior side parcel line abutting other</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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 4.0) for additional regulations and exceptions. \*\*\*

7.8 Conservation Country Residential (CCR)

7.8.1 Purpose

The purpose of this district is to protect the integrity of ecologically sensitive areas such as lakeshores by minimizing adverse environmental impacts while allowing for minimal development of residential and recreational uses.

7.8.2 Uses

- a) Table 7-16 identifies the permitted and discretionary uses within the CCR District.

**Table 7-16: CCR Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Accommodation, Clustered Leisure
2. Dock, Community	2.a Backyard Hen Enclosure
3. Dock, Private	3.a Bee Keeping
4. Dwelling Unit, Leisure	4.a. Dwelling Unit, Manufactured
5. Dwelling Unit, Single Detached	5.a. Recreation, Outdoor Passive
6. Solar Collector, Minor	
7. Wind Energy Conversion System, Minor	

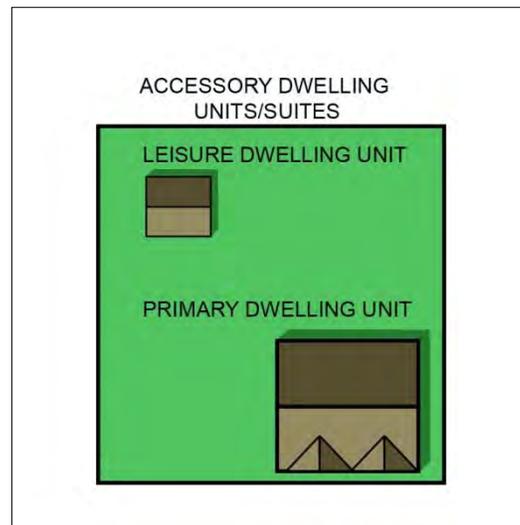
7.8.3 Regulations

- a) On a parcel located in the CCR District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-17.

Table 7-17: CCR District Regulations

Matter to be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel plus one Dwelling Unit, Leisure
.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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m (32.8 ft.) 8.0 m (26.2 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

Figure 7-6: Example of CCR Dwelling Unit Configurations



#### 7.8.4 Additional Regulations

- a) Additional setbacks for environmental protection may be required at the time of development.

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

## 7.9 Institutional (INS) District

### 7.9.1 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.

### 7.9.2 Uses

- a) Table 7-18 identifies the permitted and discretionary uses within the INS District.

**Table 7-18: INS Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Solar Collector, Major
2. Arts or Cultural Centre	2.a Wind Energy Conversion System, Major
3. Child Care Facility	
4. Community Hall	
5. Cemetery	
6. Corrections Centre	
7. Borrow Pit	
8. Dugout	
9. Dwelling Unit, Accessory	
10. Government Office	
11. Health Services	
12. Hospital	
13. Medical Marijuana Dispensary	
14. Outdoor Education Facility	
15. Place of Worship	
16. Protective Services	
17. School	
18. Supportive Living Accommodation	
19. Wind Energy Conversion System, Minor	
20. Solar Collector, Minor	

### 7.9.3 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 7-19.

Table 7-19: 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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 4.0) for additional regulations and exceptions. \*\*\*

## 7.10 Recreational (REC) District

### 7.10.1 Purpose

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

### 7.10.2 Uses

- a) Table 7-20 below identifies the permitted and discretionary uses within the REC District.

**Table 7-20: REC Permitted and Discretionary Uses**

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

### 7.10.3 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 7-21.

Table 7-21: 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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 4.0) for additional regulations and exceptions. \*\*\*

7.11 Hamlet Commercial (HC) District

7.11.1 Purpose

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

7.11.2 Uses

- a) Table 7-22 below identifies the permitted and discretionary uses within the HC District.

**Table 7-22: HC Permitted and Discretionary Uses**

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

7.11.3 Regulations

- a) On a parcel located in a HC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 7-23.

Table 7-23: HC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	950.0 m <sup>2</sup> (10,225.7 ft <sup>2</sup> )
.2 Minimum parcel width	15.0 m (49.2 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line abutting residential</li> <li>• Interior side parcel line abutting other uses</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line abutting residential</li> <li>• Interior side parcel line abutting other uses</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal Subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.6 Maximum parcel coverage (all buildings)	40 %

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

7.12 Rural Commercial (RC) District

7.12.1 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 traveling public or rural residents in the area and accommodate uses that require larger parcel sizes.

7.12.2 Uses

- a) Table 7-24 identifies the permitted and discretionary uses within the RC District.

**Table 7-24: RC Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Bulk Fueling Station
2. Auto Sales and/or Service	2.a Truck Terminal
3. Convenience Store	
4. Dwelling Unit, Accessory	
5. Hotel	
6. Motel	
7. Office, Trade	
8. Office, Professional	
9. Protective Services	
10. Recreation, Indoor	
11. Restaurant	
12. Retail Sales	
13. RV Storage	
14. Service Station	
15. Sign	
16. Solar Collector, Minor	
17. Vehicle Wash, Light Passenger	
18. Vehicle Wash, Commercial	
19. Wind Energy Conversion System, Minor	

7.12.3 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 7-25.

Table 7-25: 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 <sup>2</sup> (5,005.2 ft <sup>2</sup> )
.3 Minimum parcel width	18.0 m (59.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	12.0 m (39.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum parcel coverage (all buildings)	50 %

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

7.13 Hamlet Industrial (HI) District

7.13.1 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.

7.13.2 Uses

- a) Table 7-26 identifies the permitted and discretionary uses within the HI District.

**Table 7-26: HI Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Transfer Station
2. Auto Body and Paint Shop	
3. Auto Sales and/or Service	
4. Building Supply	
5. Manufacturing and Processing of Goods or Products	
6. Office, Trade	
7. RV Storage	
8. Service Station	
9. Sign	
10. Solar Collector, Minor	
11. Storage, Outdoor	
12. Truck Stop	
13. Trucking Operation	
14. Vehicle Wash, Commercial	
15. Vehicle Wash, Light Passenger	
16. Veterinary Clinic and Animal Shelter	
17. Warehouse	
18. Wholesale Outlet	
19. Wind Energy Conversion System, Major	
20. Wind Energy Conversion System, Minor	

7.13.3 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 7-27.

Table 7-27: 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.5 Maximum parcel coverage (all buildings)	40 %

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

## 7.14 Industrial Light (M-1) District

### 7.14.1 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.

### 7.14.2 Uses

- a) Table 7-28 identifies the permitted and discretionary uses within the M-1 District.

**Table 7-28: M-1 Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Bulk Fueling Station
2. Animal Care Service, Major	2.a Trucking Operation
3. Animal Care Service, Minor	
4. Auto Body and Paint Shop	
5. Borrow Pit	
6. Dugout	
7. Dwelling Unit, Accessory	
8. Office, Trade	
9. Sign	
10. Solar Collector, Minor	
11. Storage, Outdoor	
12. Storage, Temporary	
13. Wind Energy Conversion System, Minor	

### 7.14.3 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 7-29.

Table 7-29: 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

\*\*\* See the General Regulations (Section 4.0) for additional regulations and exceptions. \*\*\*

## 7.15 Industrial General (M-2) District

### 7.15.1 Purpose

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

### 7.15.2 Uses

- a) Table 7-30 identifies the permitted and discretionary uses within the M-2 District.

**Table 7-30: M-2 Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agricultural Industry	2.a Landfill, Industrial
3. Animal Care Service, Major	3.a Landfill, Sanitary
4. Auction Mart	4.a Large Scale Manufacturing Plant
5. Borrow Pit	5.a Medical Marijuana Processing
6. Bulk Fueling Station	6.a Salvage Yard
7. Compressor Station	7.a Work Camp
8. Dugout	8.a Work Camp, Project Oriented
9. Dwelling Unit, Accessory	
10. Greenhouse	
11. Natural Resource Processing	
12. Office, Trade	
13. Sign	
14. Solar Collector, Major	
15. Solar Collector, Minor	
16. Storage, Outdoor	
17. Storage, Temporary	
18. Truck Stop	
19. Trucking Operation	
20. Vehicle Wash, Commercial	
21. Wind Energy Conversion System, Major	
22. Wind Energy Conversion System, Minor	

### 7.15.3 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 7-31.

Table 7-31: 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.); Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.); Undeveloped road allowance 40.0 m (134.5 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"> <li>• Front parcel and exterior side parcel lines</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 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"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

## 7.15.4 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 4.0) for additional regulations and exceptions. \*\*\*

7.16 Crown Land (CL) District

7.16.1 Purpose

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

7.16.2 Uses

- a) Table 7-32 identifies the permitted and discretionary uses within the CL District.

**Table 7-32: CL Permitted and Discretionary Uses**

Permitted Uses	Discretionary Uses
1. Accessory Building	
2. Agriculture, General	
3. Borrow Pit	
4. Compressor Station	
5. Dugout	
6. Kennel, Commercial	
7. Natural Resource Extraction	
8. Natural Resource Processing	
9. Public Utilities	
10. Rail Yard	
11. Recreation, Outdoor Motorized	
12. Recreation, Outdoor Passive	
13. Sign	
14. Storage, Outdoor	
15. Work Camp	
16. Work Camp, Project Oriented	

7.16.3 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

7.16.4 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 to be located 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 4.0) for additional regulations and exceptions. \*\*\*

## 8 DEFINITIONS

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### A

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**ABATTOIR** means a facility where animals are killed for human consumption.

**ACCESSORY BUILDING** means a building separate and subordinate to the main structure and is located on the same parcel of land. Typical accessory structures include, but are not limited to: sheds, garages, and similar structures or buildings.

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

**ACCOMMODATION, CLUSTERED LEISURE** means two or more resort facility or recreation area accommodation units such as detached cabins or a lodge consisting of attached and/or detached units intended for short-stay use on a commercial, private, seasonal or time-shared basis and lacking certain components, conveniences or utilities commonly available as part of a year-round residence, and possibly including a common social facility and office.

**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.

**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 grain elevator, seed cleaning, pelletizing plant, bulk storage tank, livestock holding station, and similar uses.

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

**AGRICULTURE, GENERAL** means the raising of crops or the rearing of livestock, separately or in conjunction with one another, and includes buildings and other structures incidental to the operation, pursuant to the requirements of the *Agricultural Operation Practices Act*, except where the operation is intensive, and excluding confined feeding operations.

**AGRICULTURE, INTENSIVE** means agricultural production generally characterized by high inputs of capital, labour and/or technologies, usually on smaller parcels of land, but does not include confined feeding operations.

**AGRICULTURE, SUPPORT SERVICES** means a development providing products or services directly related to the agricultural industry.

**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.

**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, facilities for impounding and quarantining animals and related research facilities.

**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.

**ANIMAL SHELTER** means development used for the temporary accommodation and care or impoundment of small animals within an enclosed building. This does not include breeding and boarding establishments.

**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.

**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 repairs, except for bodywork and painting.

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**B**

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**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.

**BEE KEEPING** means the use of land for the keeping of honey bees for the purpose of honey production.

**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.

**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 paneling, 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.

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**C**

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**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 (singlewide), 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.

**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 baby-sitting programs.

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

**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.

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

**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.

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**D**

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**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 officer; a municipal planning commission; or any other person or organization.

**DEVELOPMENT PERMIT** means a permit (which may include attachments) issued pursuant to this bylaw authorizing a development.

**DOCK, COMMUNITY** means a permanent structure affixed to aquatic land and used on a year-round basis which is available for use by the general public. This does not include temporary flotation devices which are affixed for seasonal use.

**DOCK, PRIVATE** means a permanent structure, used for personal or private purposes, affixed to aquatic land and used on a year-round basis. Docks do not include seasonal private moorage facilities which are withdrawn from the water and are stored on the upland during the winter season such as temporary flotation devices which are affixed for seasonal use.

**DUGOUT** means an excavation of land that results in manmade features that entrap water and includes excavations for a water supply. This 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, LEISURE** means a dwelling unit suitable for residential use only seasonally or occasionally during leisure or holiday time and generally lacking in one or more of the components, conveniences or utilities required for all year occupancy and includes recreational vehicles.

**DWELLING UNIT, MANUFACTURED HOME** means a dwelling unit built under CSA standards A277 designed to provide residential accommodation, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and includes mobile homes and modular homes but does not include travel trailers, recreational vehicles, or campers.

**DWELLING UNIT, MODULAR HOME** means a factory-built dwelling unit built to CSA standard A277 under the Manufactured Home Act or constructed in accordance with the Alberta Building Code. Modular homes must be suitable for year-round, long-term occupancy, are transportable in one or more sections and are designed for use with a permanent foundation when attached to the required utilities.

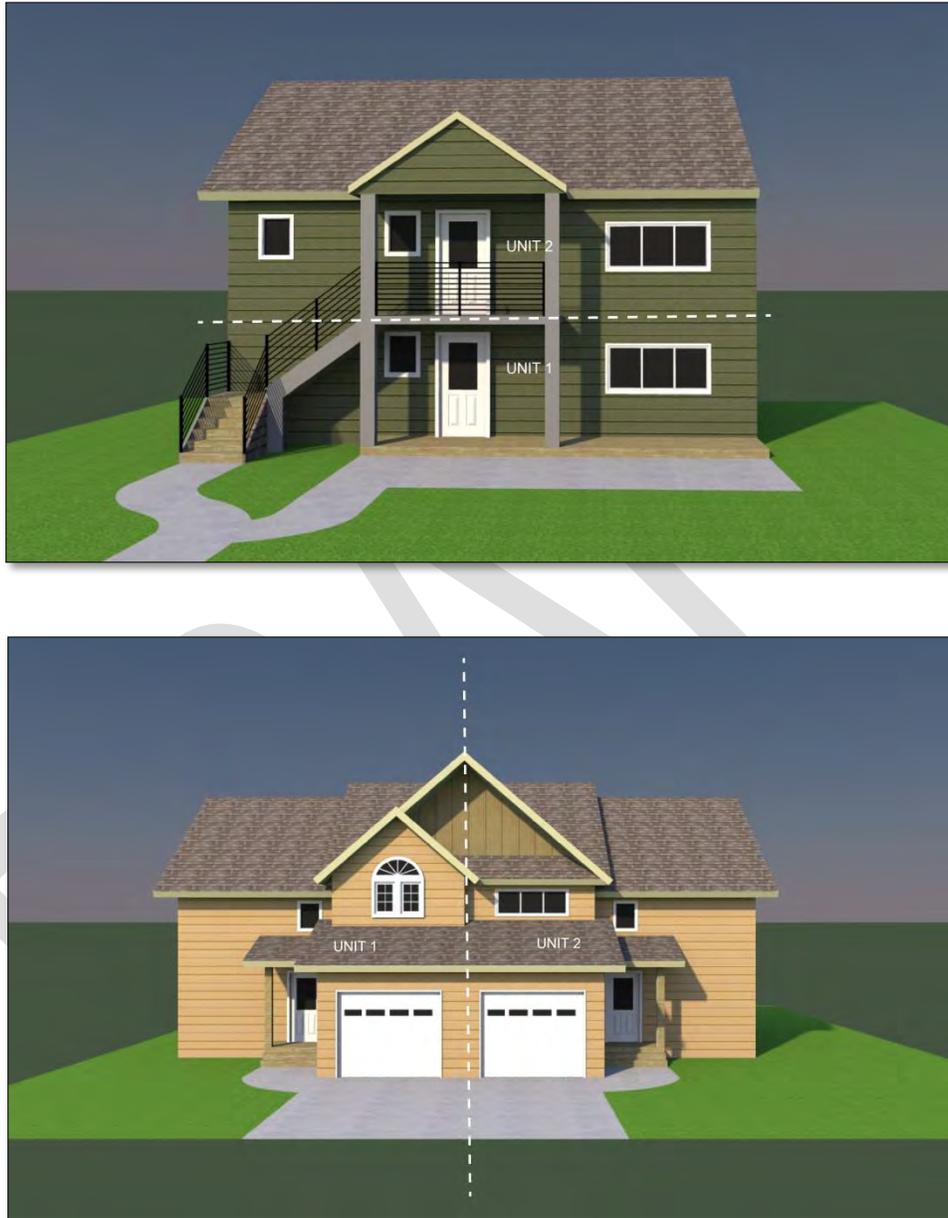
**DWELLING UNIT, MULTIPLEX** means a building containing three or more dwelling units located immediately adjacent to each other and sharing a common wall or with dwelling units placed over the others in whole, or in part and each having a separate entrance to grade and intended as a permanent residence, as shown in Figure 8-1.

Figure 8-1: 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 8-2.

Figure 8-2: 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 a secondary 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 8-3.

Figure 8-3: Illustration of Dwelling Unit – Townhouse




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**E**

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**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

**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 8-4, fence height is the vertical distance between the natural ground level and the top of the fence at any given point.

**Figure 8-4: 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.

**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.

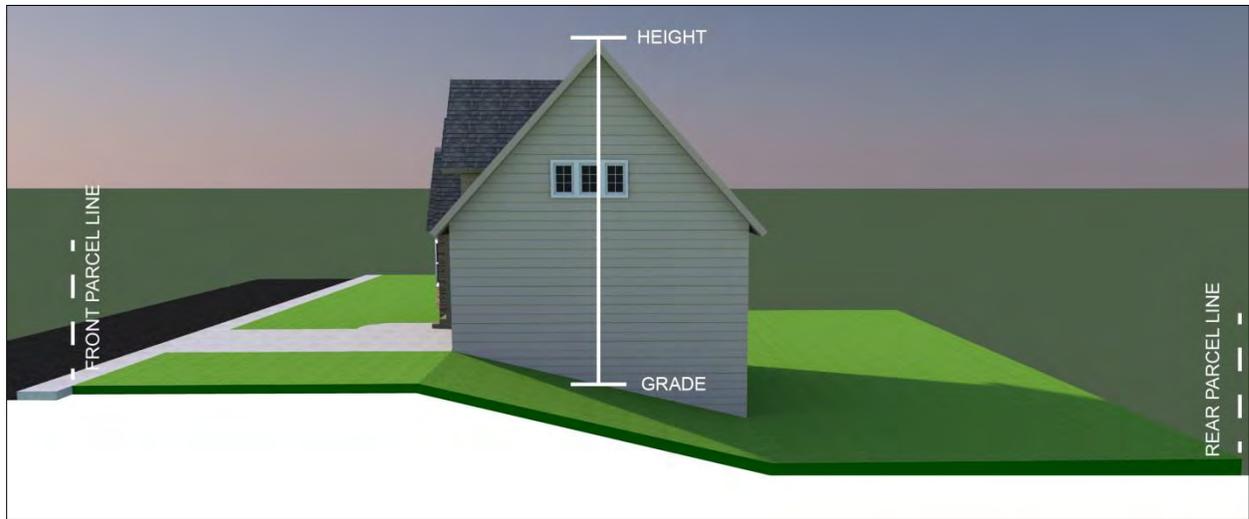
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G

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**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 grade. See Figure 8-5.

**Figure 8-5: Illustration of Grade**



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

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H

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**HEALTH SERVICES** means any development used for the provision of a physical or mental health service on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include, but are not limited to 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 8-5 and 8-6. Fence height is an exception and is not measured from grade.

Figure 8-6: Illustration of Height



**HOBBY FARM** means a small farm that is operated primarily for pleasure and not agricultural production. A hobby farm could be operated as a small-scale side business. A hobby farm could support animals for recreation or food production or the cultivation of crops.

**HOME OCCUPATION, MAJOR** means a development consisting of the use of part of a dwelling unit, back yard or ancillary 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 to a maximum of 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 ancillary 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 such as sales of Tupperware, crafts, 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.

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I

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

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K

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**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.

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L

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**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 of the public at large. For the purpose of this Bylaw this includes contaminated soil remediation (land farm) operations.

**LANDFILL, SANITARY** means a site used for the disposal of domestic solid wastes which may be utilized by the public at large.

**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.

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## M

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**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.

**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 AND PROCESSING OF GOODS OR PRODUCTS** means the refining of raw materials into commercial goods or products.

**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.

**MEDICAL MARIJUANA CULTIVATION** means a facility for the producing and destroying of medical marijuana and must be licensed under the Health Canada Marijuana for Medical Purposes Regulations.

**MEDICAL MARIJUANA DISPENSARY** means a facility for the selling, providing, shipping, delivering, and destroying of medical marijuana and must be licensed under the Health Canada Marijuana for Medical Purposes Regulations.

**MEDICAL MARIJUANA PROCESSING** means a facility for the processing, testing, shipping, and destroying of medical marijuana and must be licensed under the Health Canada Marijuana for Medical Purposes Regulations.

**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.

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## N

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

**NATURAL RESOURCE PROCESSING** means 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** 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. In addition, non-conforming buildings and non-conforming uses shall be treated in accordance with the *Municipal Government Act* and amendments thereto.

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## O

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**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.

**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.

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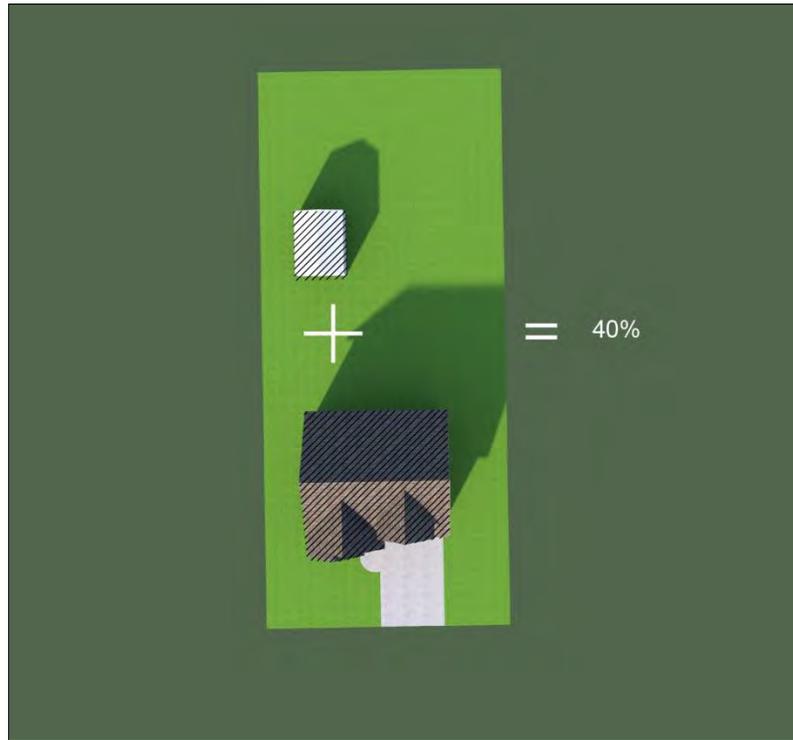
## P

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**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 8-7. 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 8-7: 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  $\frac{1}{4}$  is still treated as if it were one quarter section unless subdivided.

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

- 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.

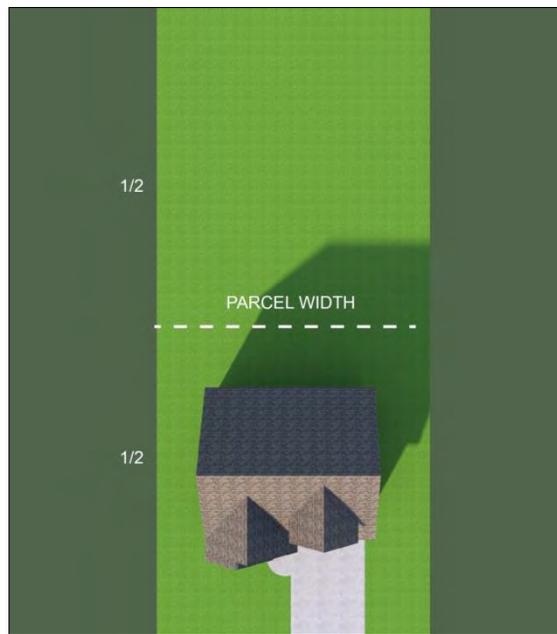
Figure 8-8: Illustration of Parcel Lines



**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 8-9.

Figure 8-9: 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 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 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.

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## Q

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

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## R

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**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 motor bikes, 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.

**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.

**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.

**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.

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S

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**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.

**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

**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 or greater.

**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.

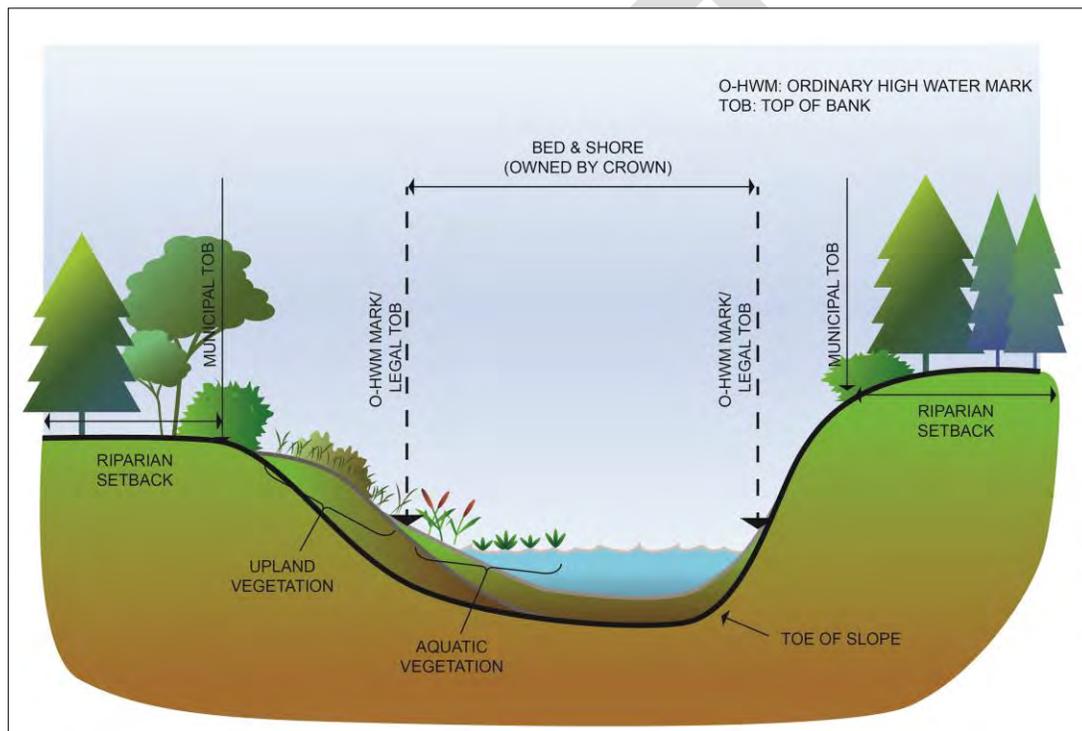
**SUITE, DETACHED** means a dwelling unit located on the same parcel as the principal dwelling unit, but separate from it.

**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

**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 8-10: Illustration of Typical Stream).

Figure 8-10: 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 8-10: Illustration of Typical Stream).

**TRANSFER STATION** means an area where domestic refuse is collected prior to transport to a central landfill facility.

**TRUCK STOP** means a service station that is meant to provide fuel, food, and other services to truck drivers.

**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.

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**V**

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**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.

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**W**

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**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 nine (9) months. A project-oriented work camp is usually made up of a number of 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.

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## Y

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**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 8-11.

**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 8-11.

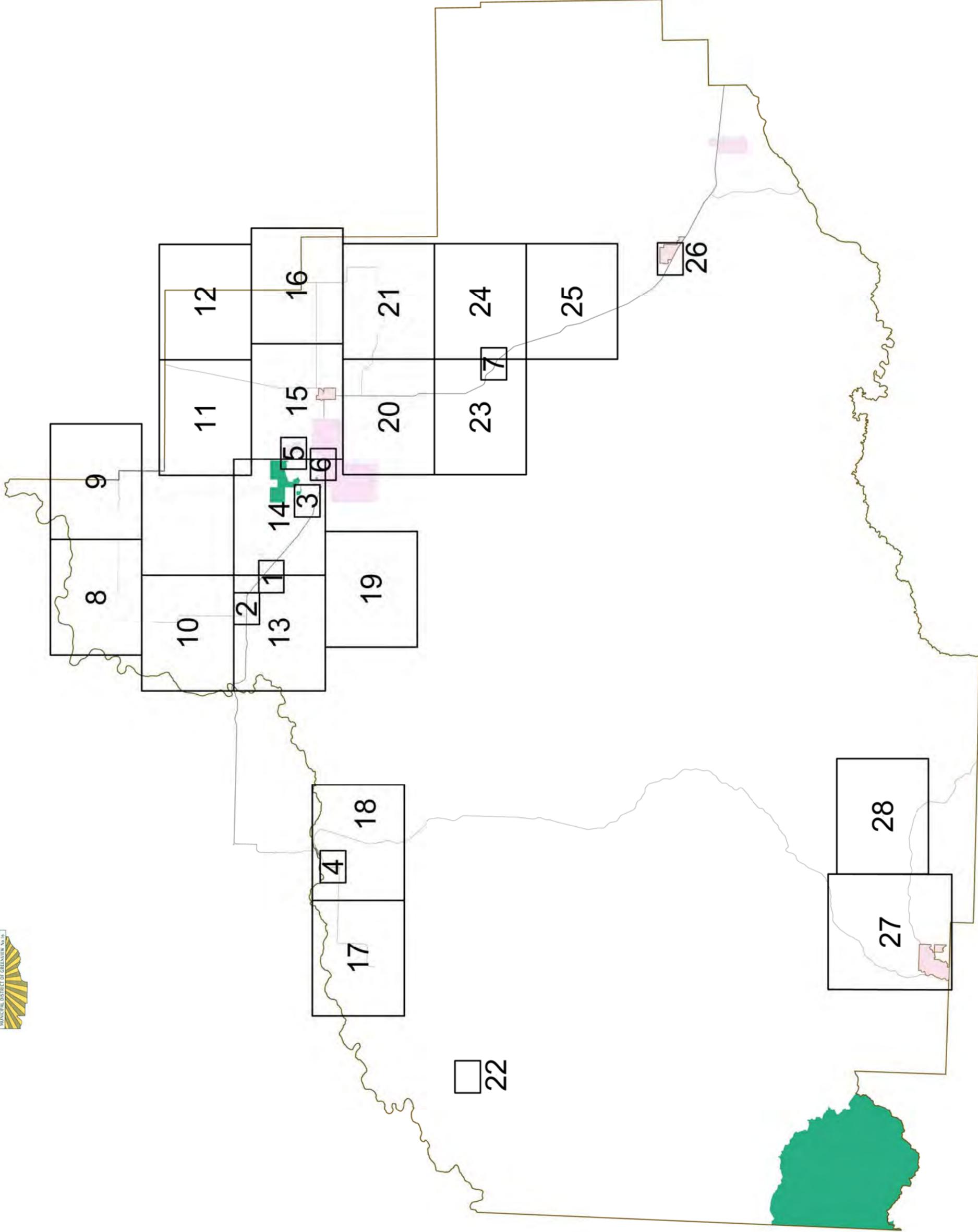
**YARD, SIDE** means part of a parcel extending from the front yard to the rear yard and lying between the side parcel line and the closest side of the principal building, as shown in Figure 8-11.

**Figure 8-11: Illustration of Yards**





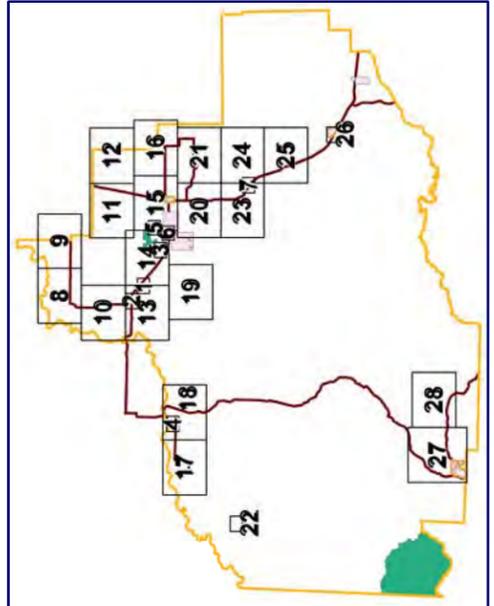
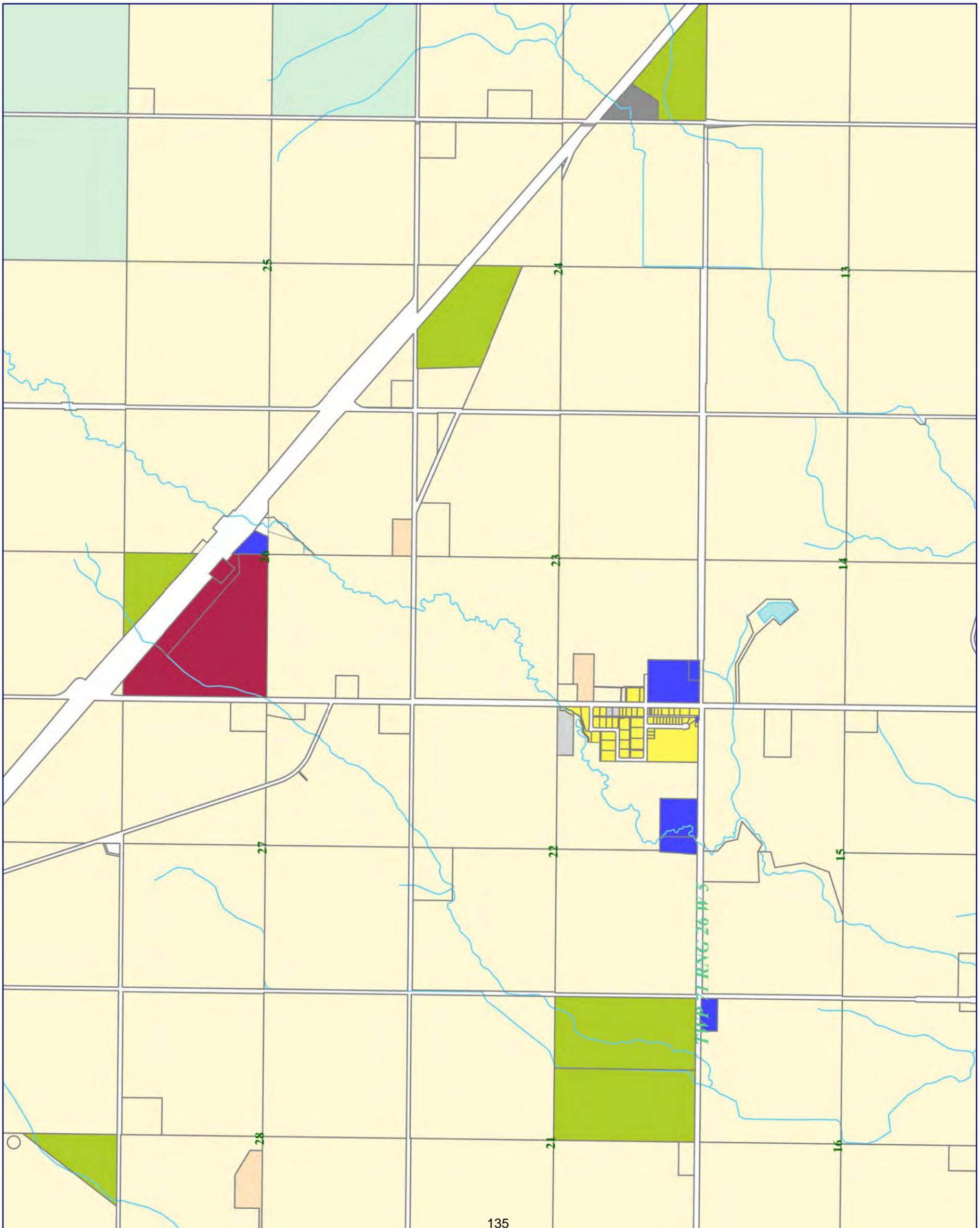
# Land Use Bylaw - Map Index



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- A-2 Agriculture Two
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- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement

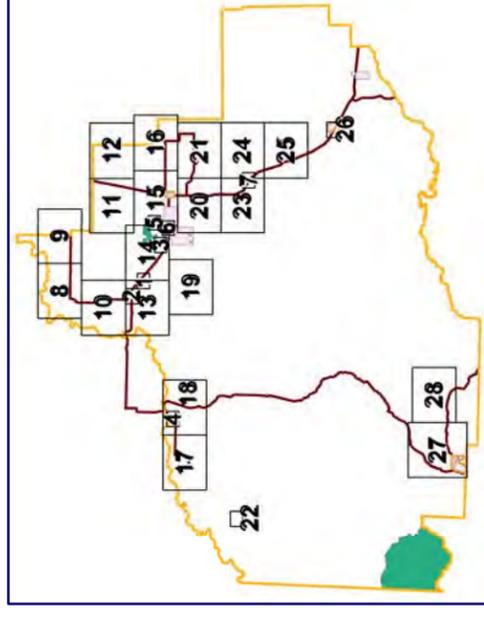
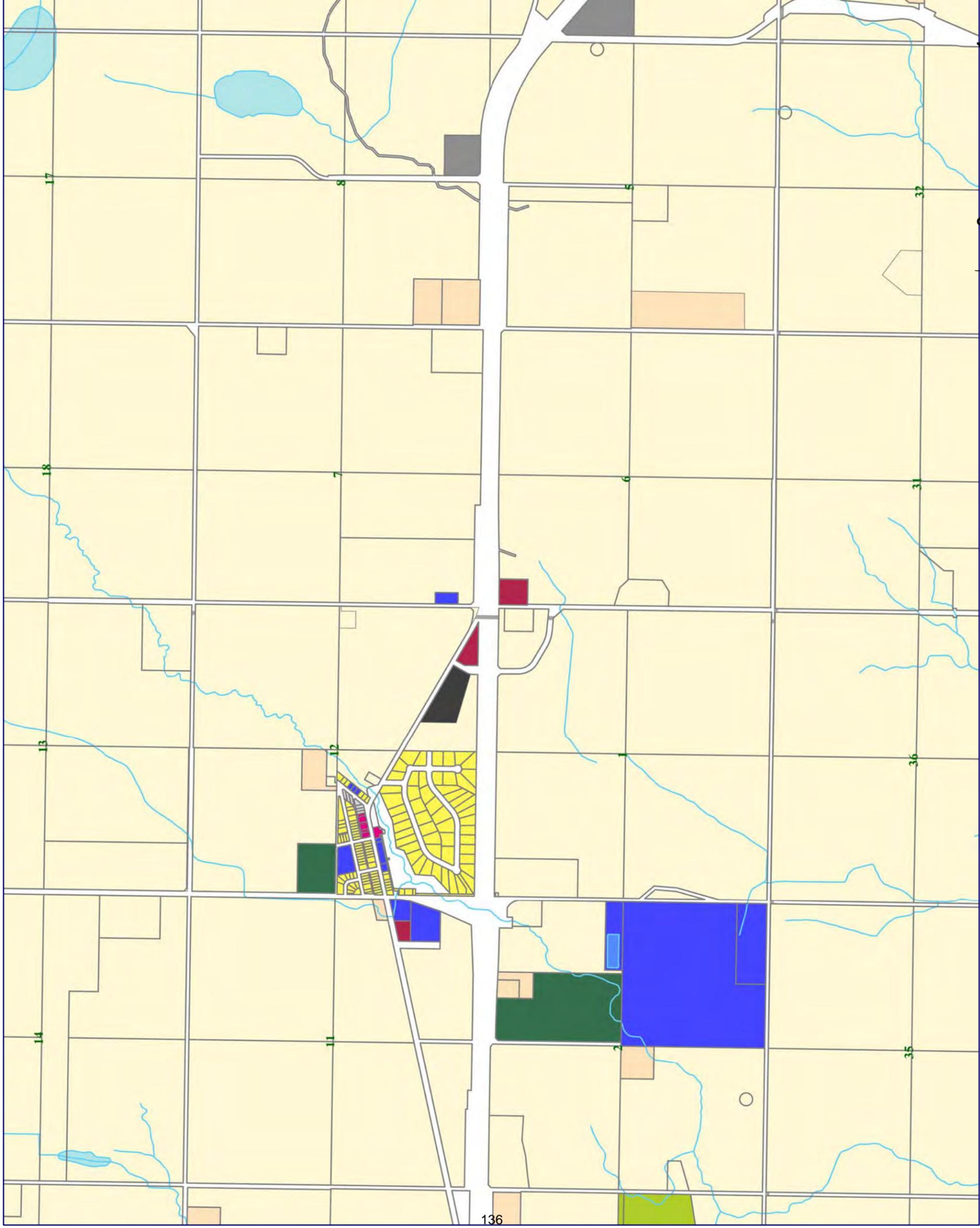


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# DeBolt Land Use



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- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



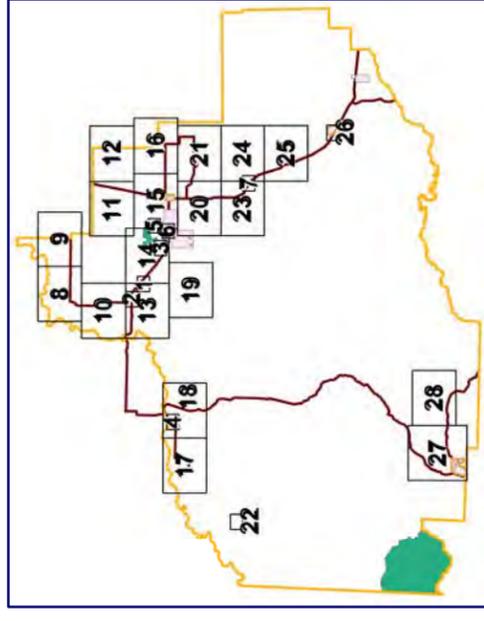
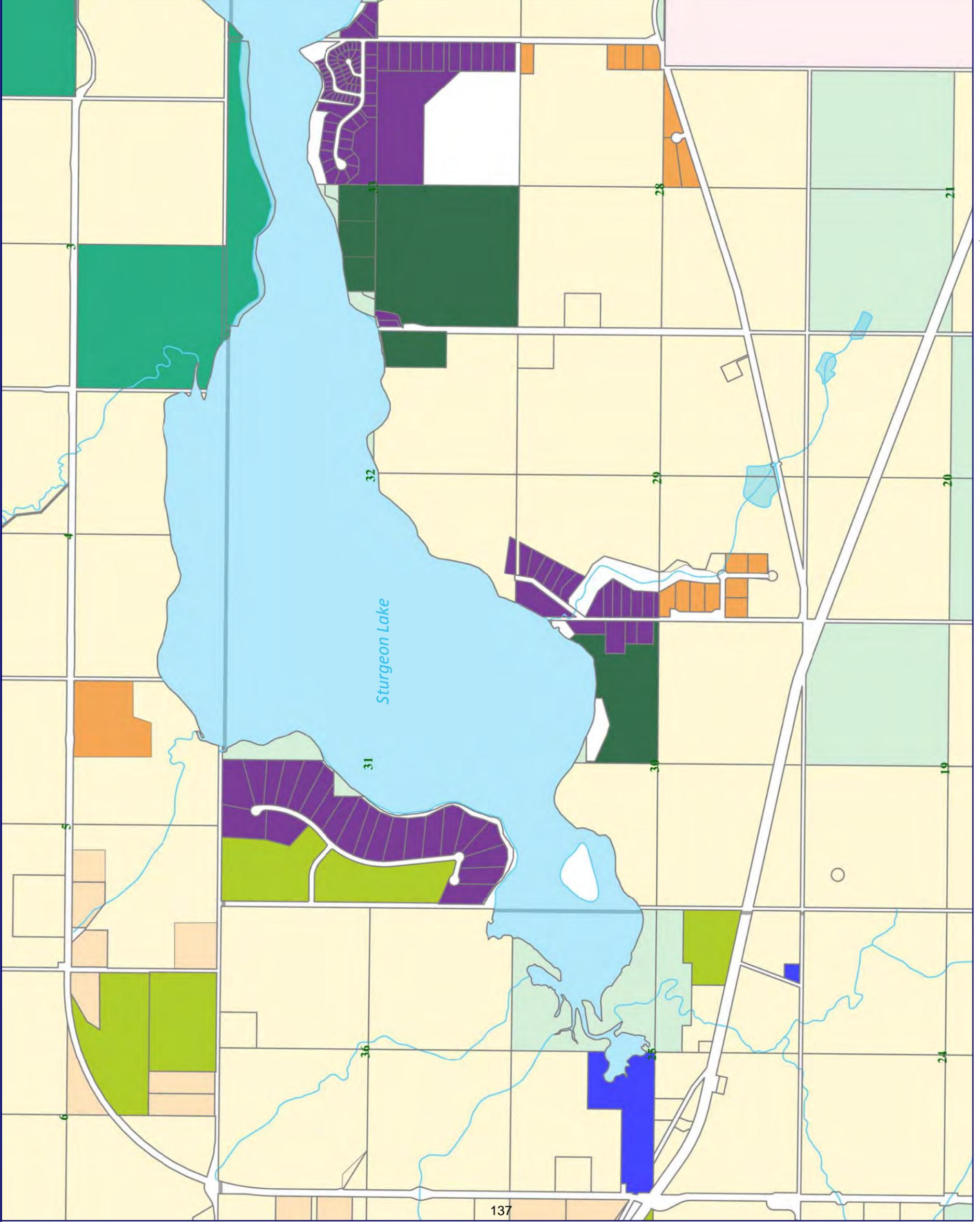
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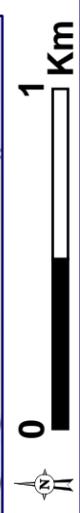
# Sturgeon Lake Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



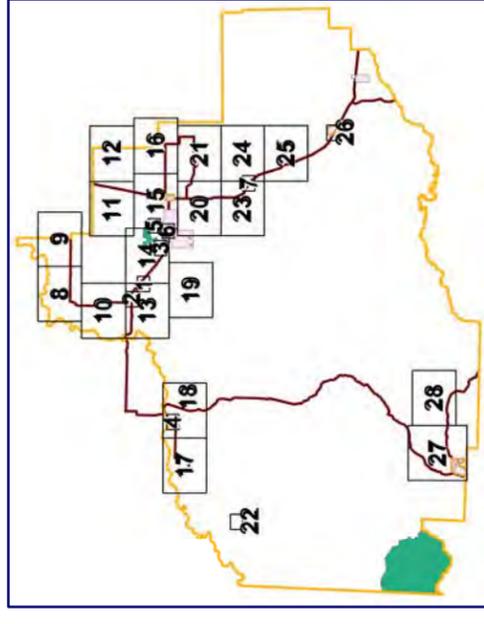
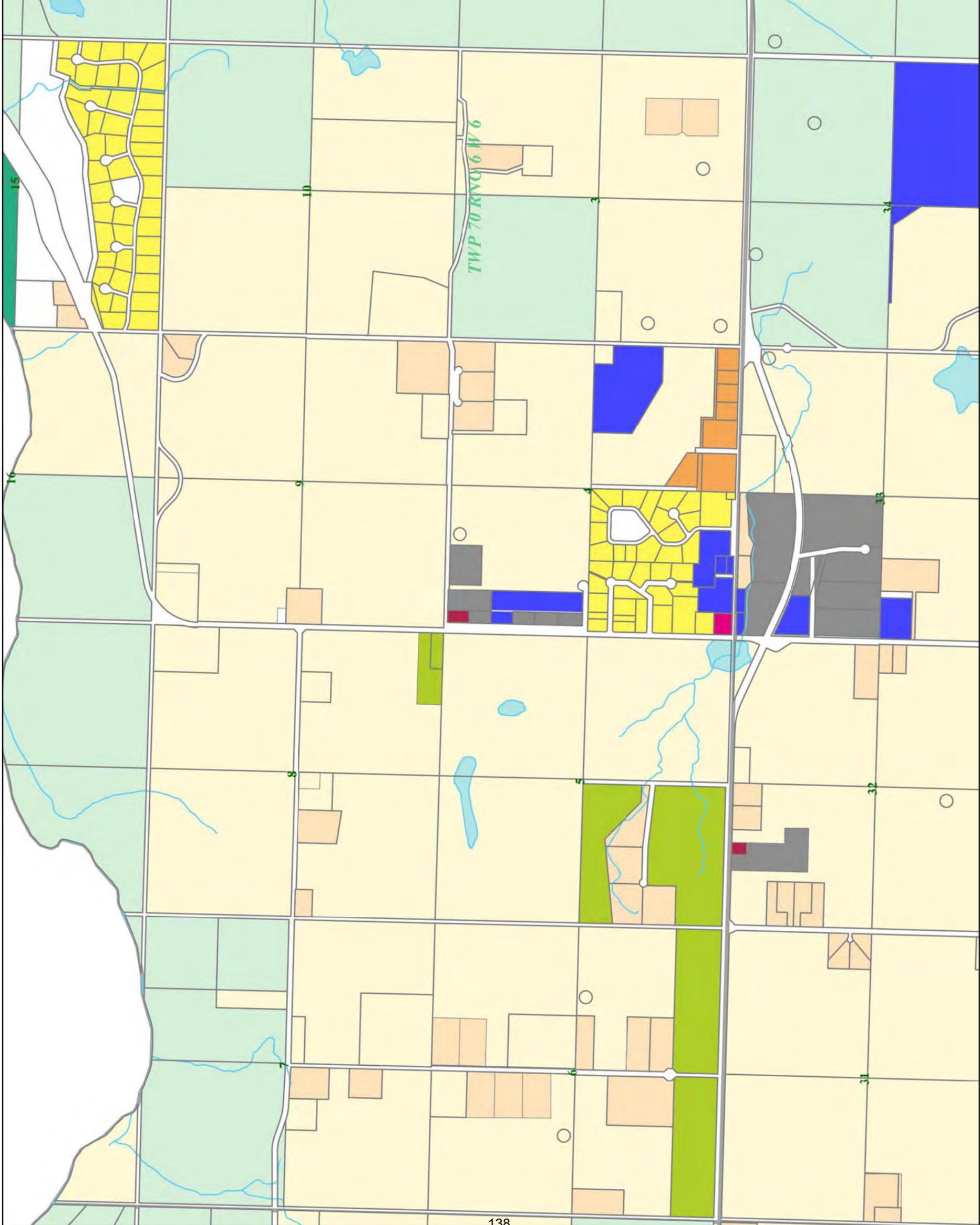
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# Grovedale Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



**PAGE 4**

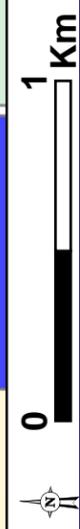
Projection: UTM Zone 11 NAD 83    Date: June 5, 2017

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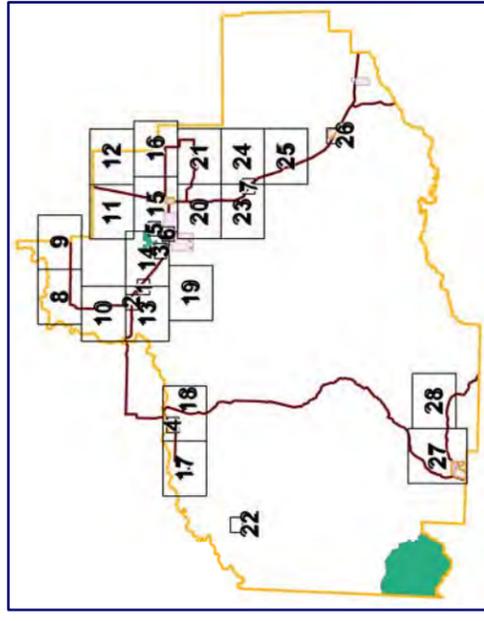
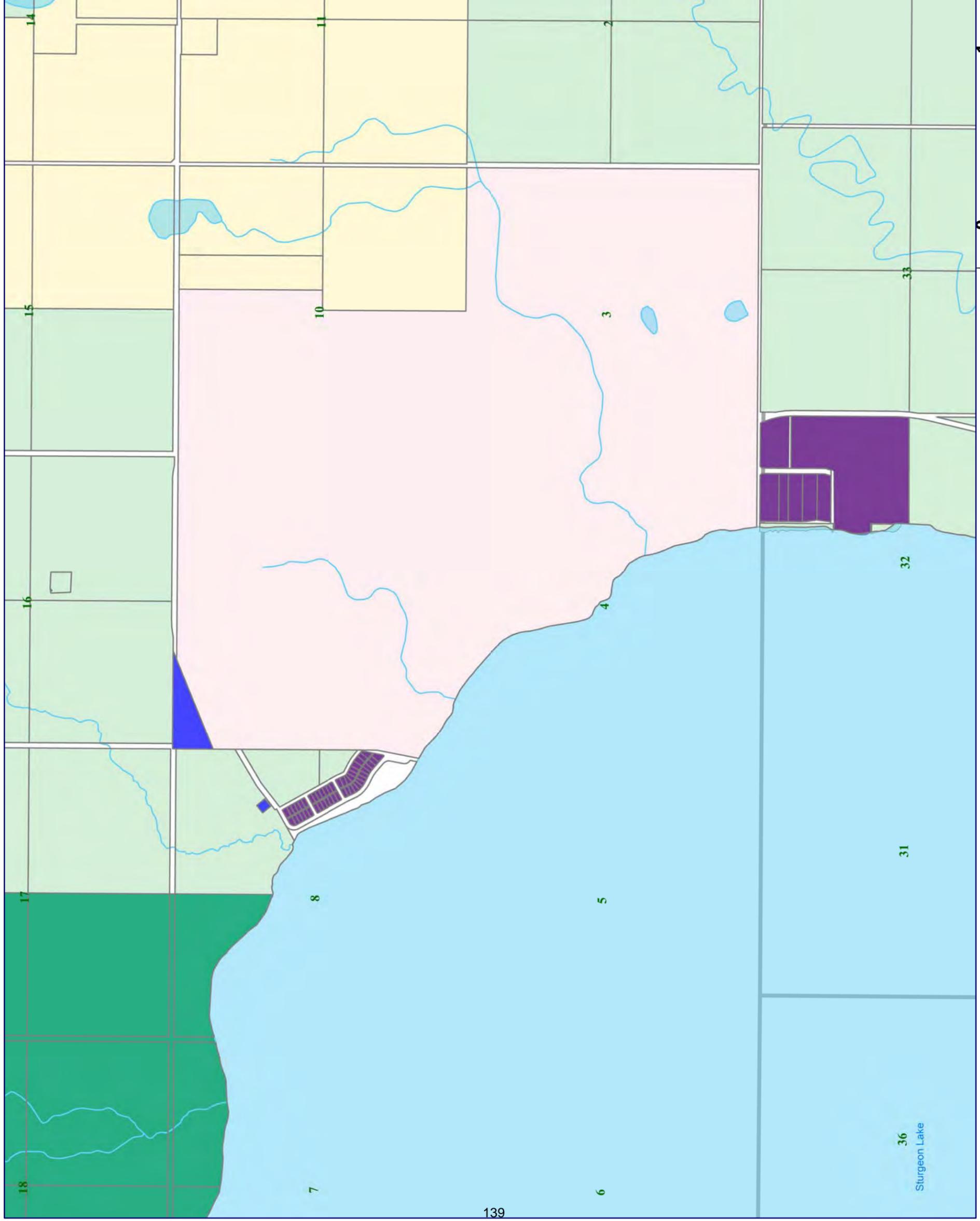
**NOT RESPONSIBLE FOR ERRORS OR OMISSIONS**



# Sturgeon Lake North Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



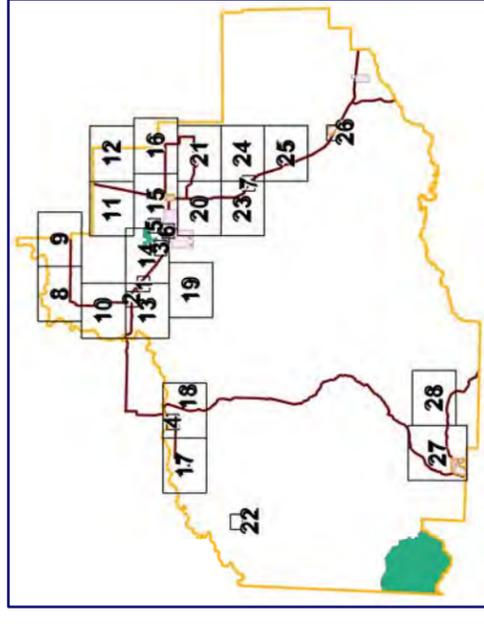
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# Sturgeon Lake South Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement

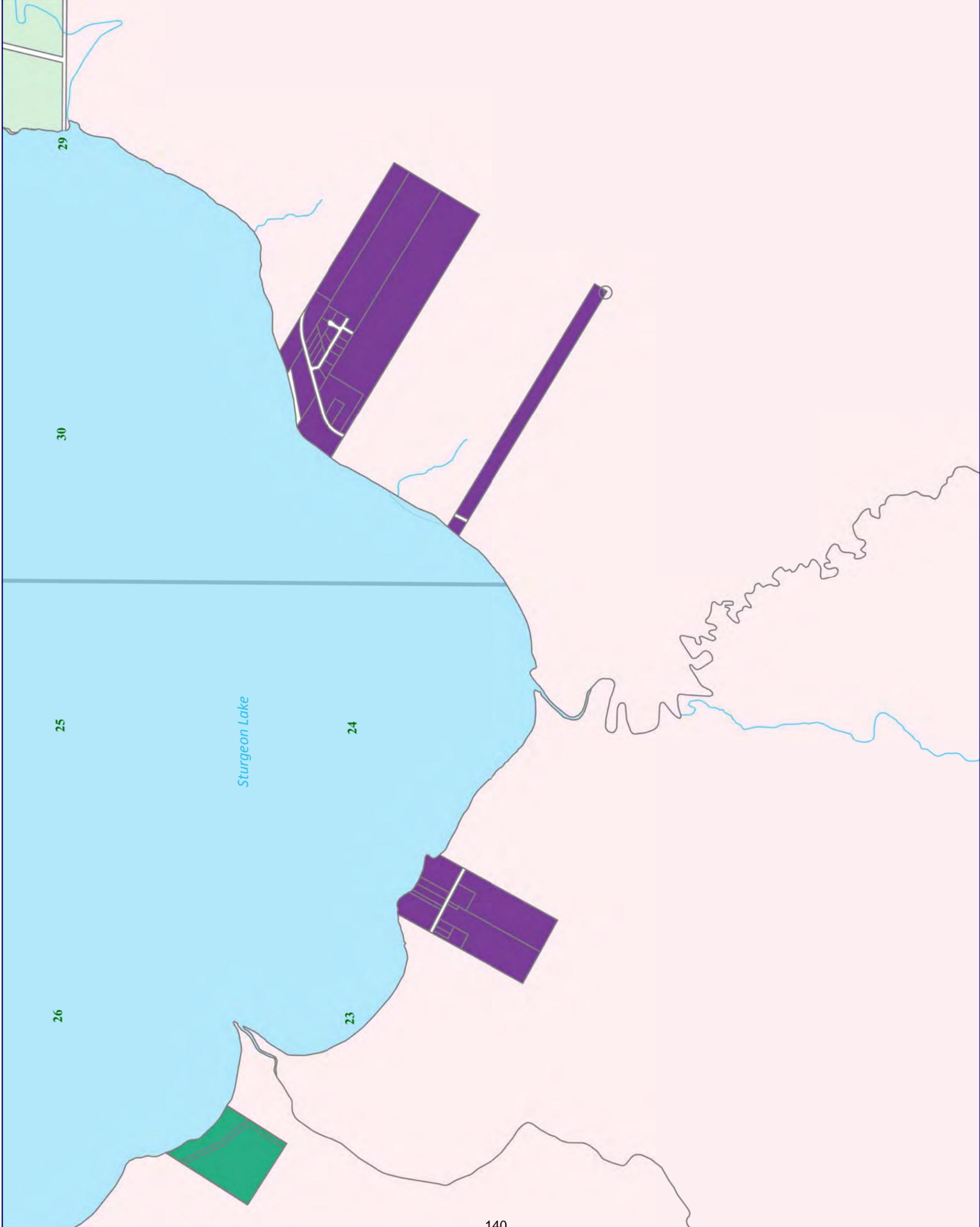


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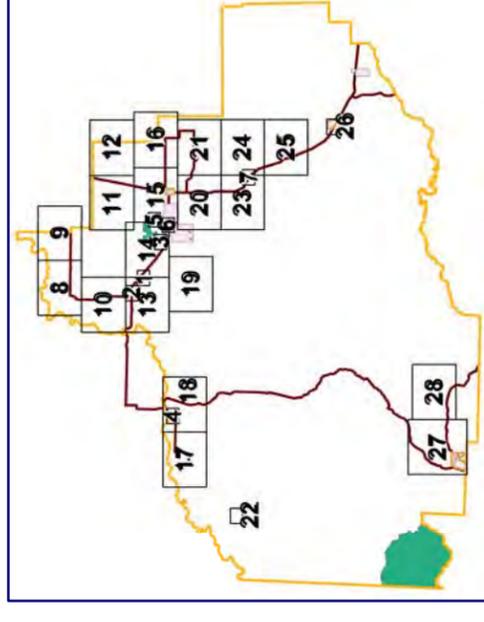
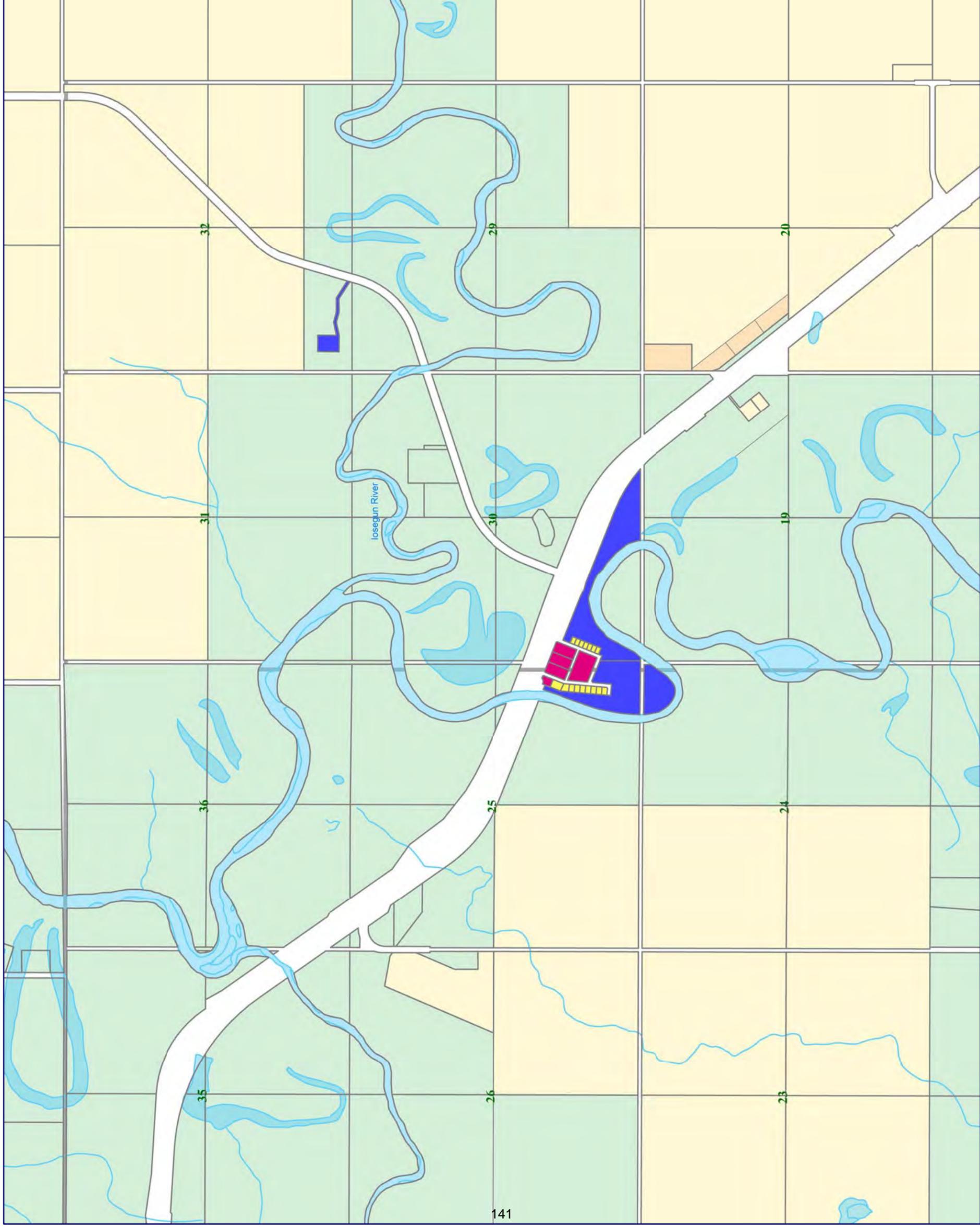
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# Little Smoky Land Use



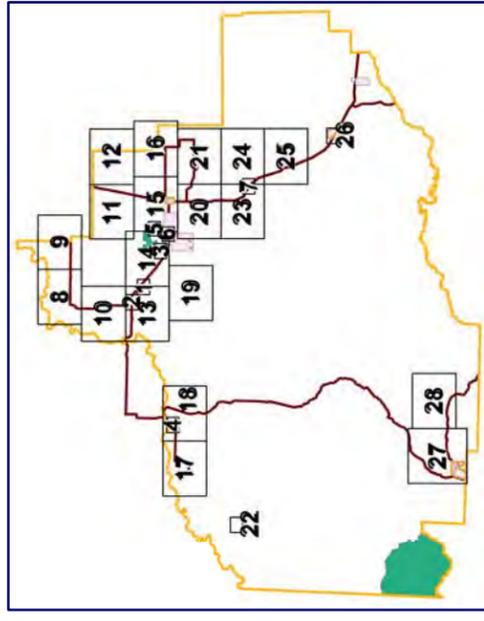
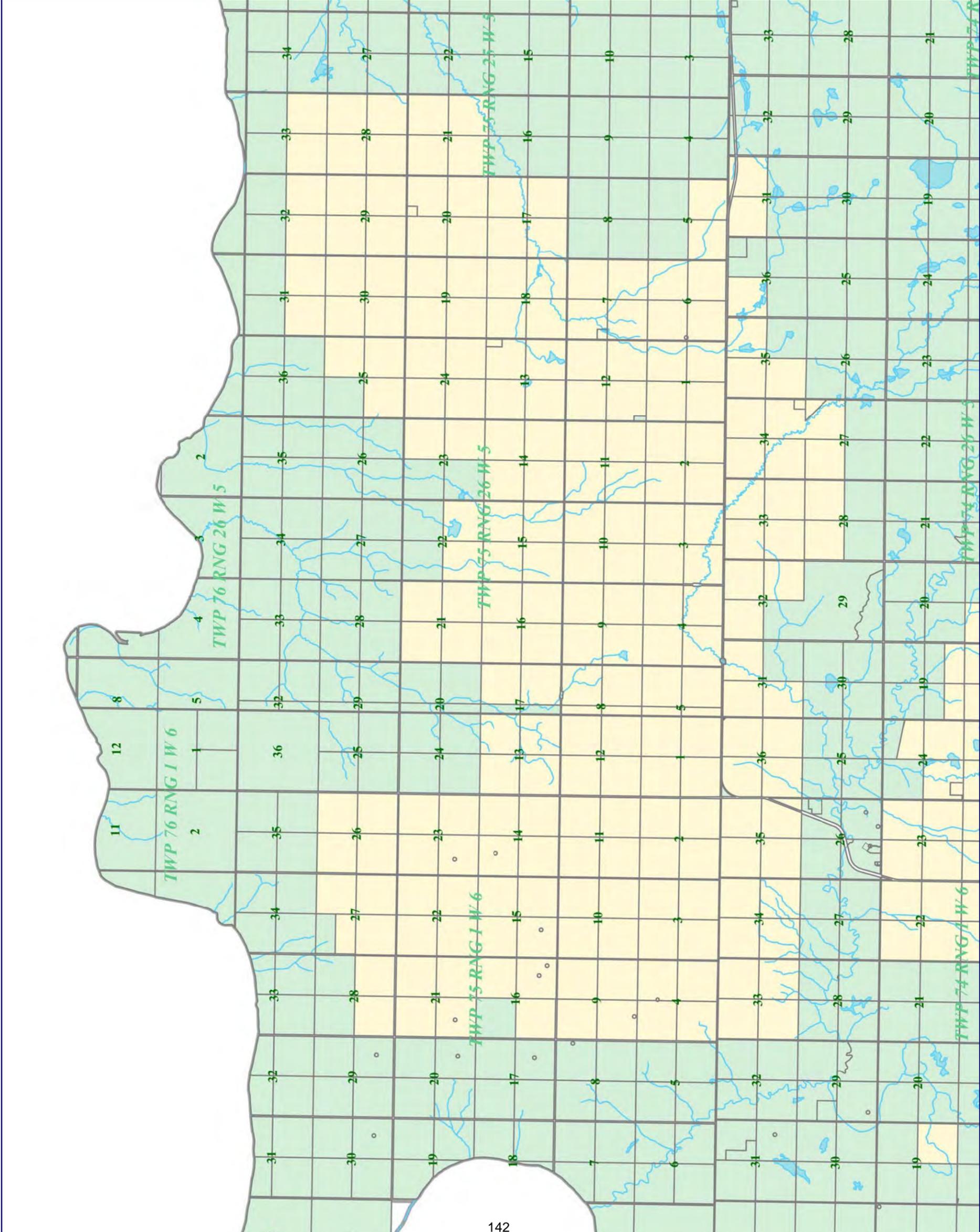
- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# Puskaskau Area 1 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
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- MHP Manufactured Home Park
- RC Rural Commercial
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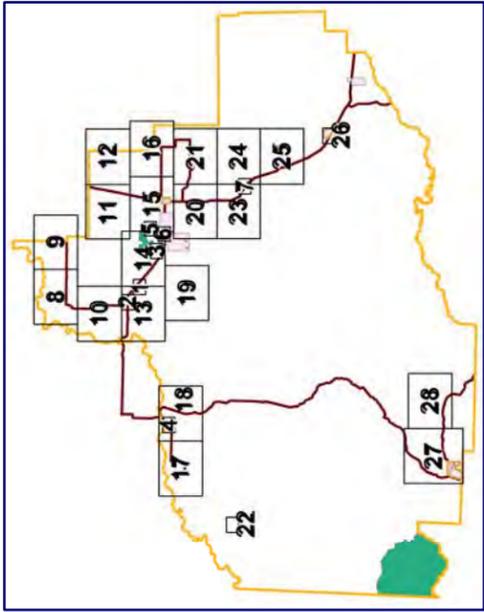
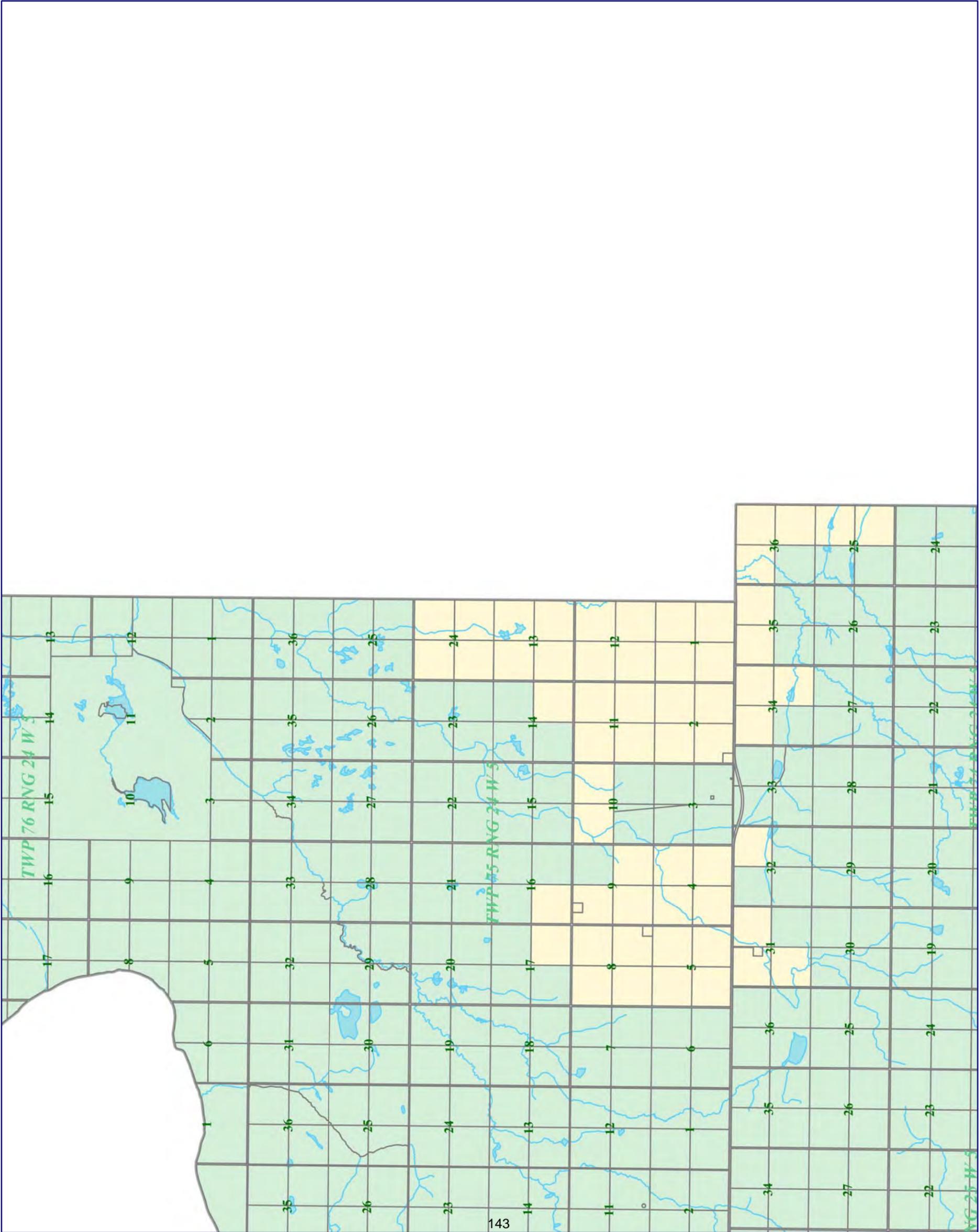
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# Puskwaskau Area 2 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
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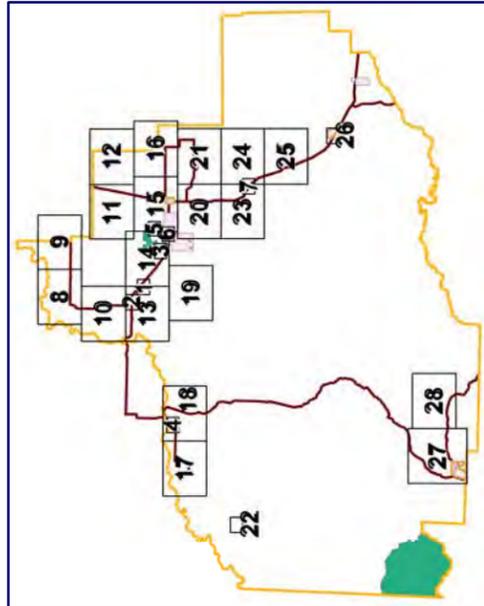
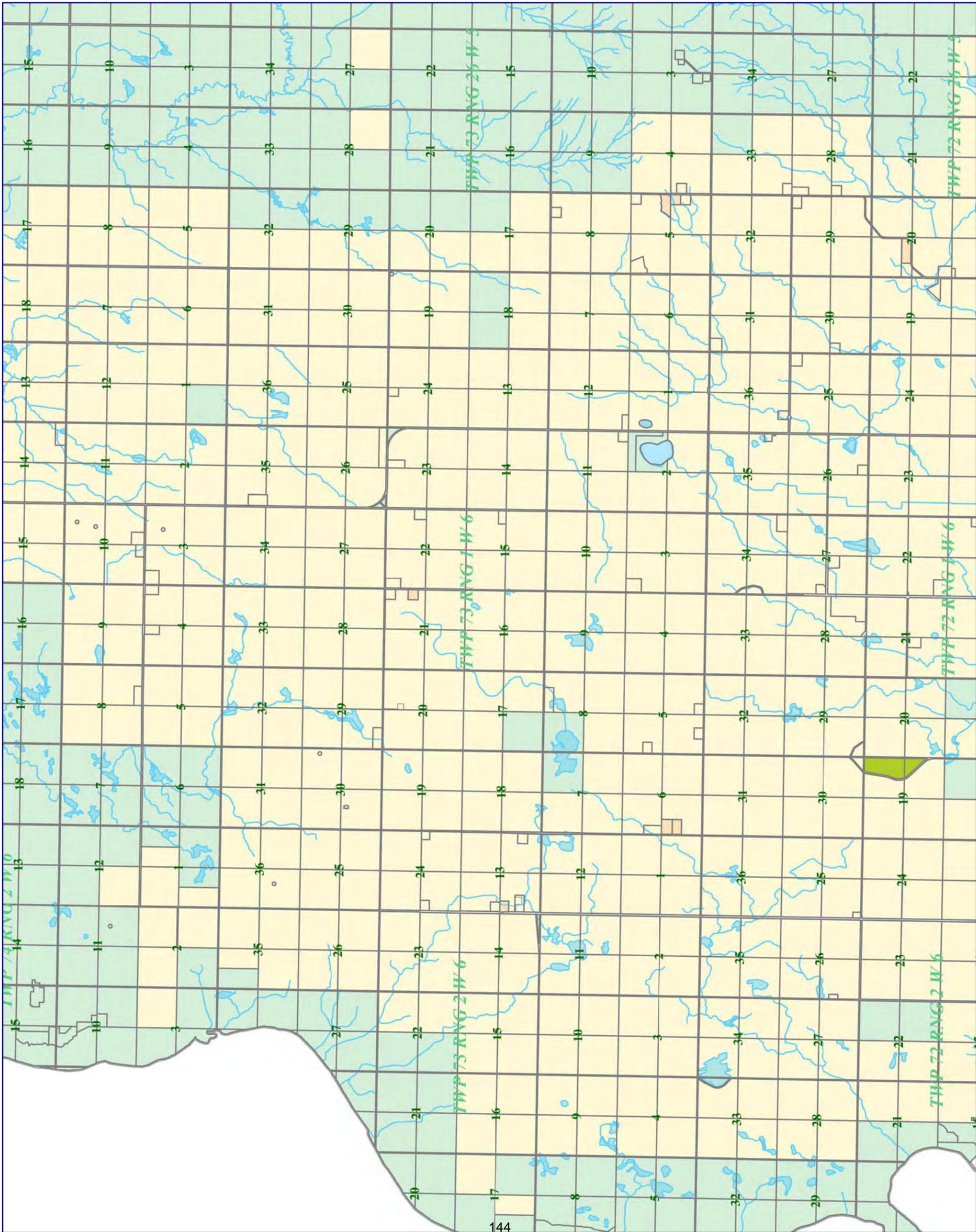
**NOT RESPONSIBLE FOR ERRORS OR OMISSIONS**



# DeBolt Area Land Use



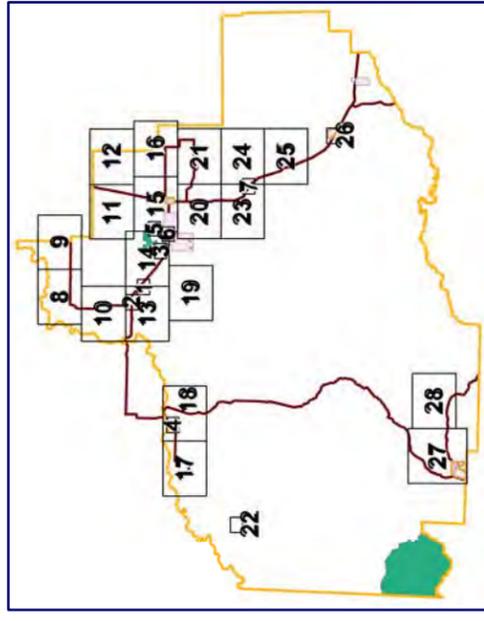
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- CCR Conservation Country Residential
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- HC Hamlet Commercial
- HI Hamlet Industrial
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- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# New Fish Creek Area 1 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
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- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



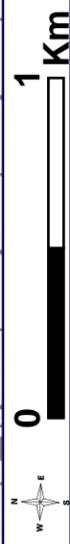
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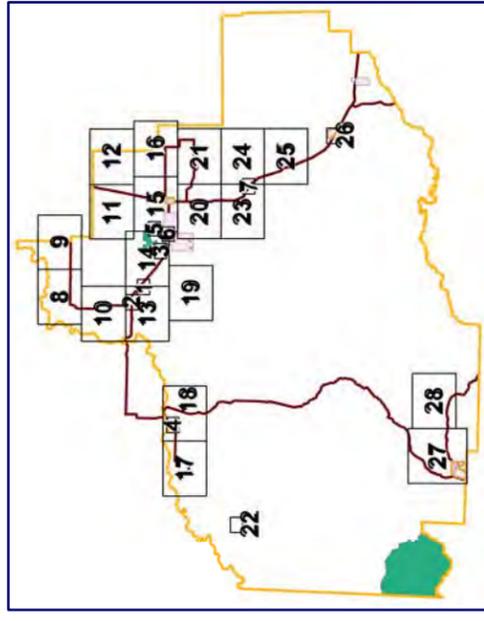
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# New Fish Creek Area 2 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
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- RS Rural Settlement



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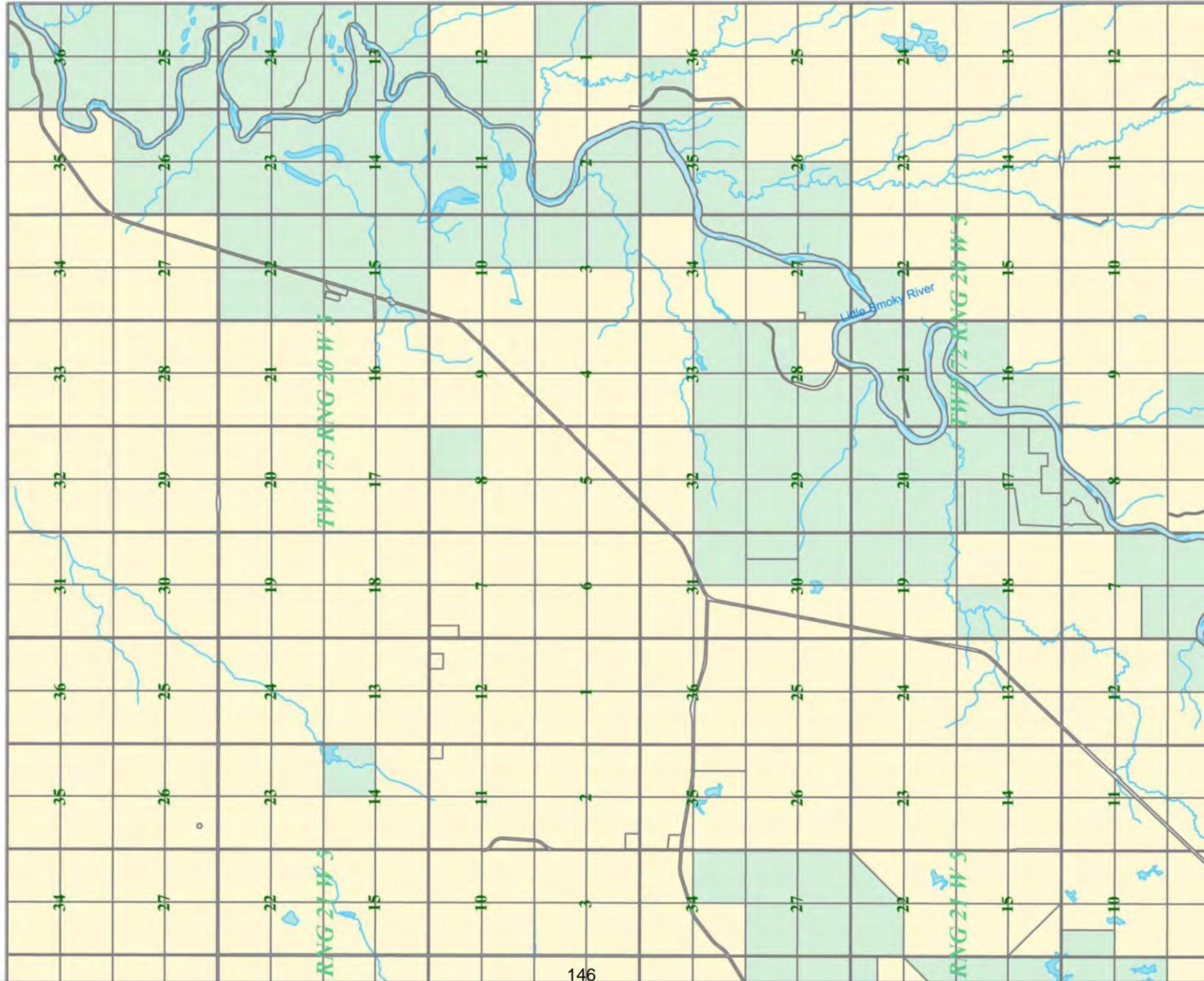
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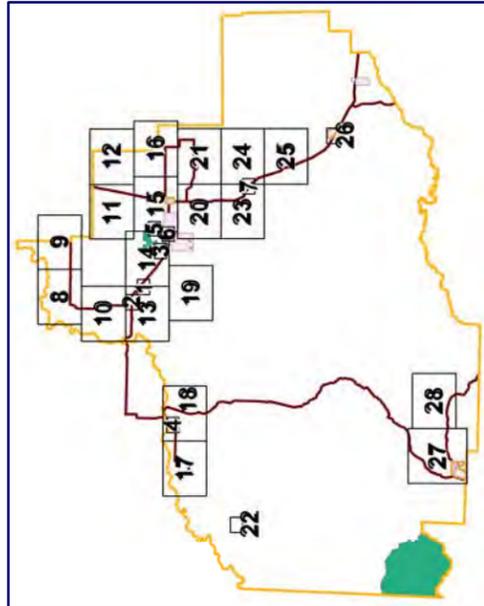
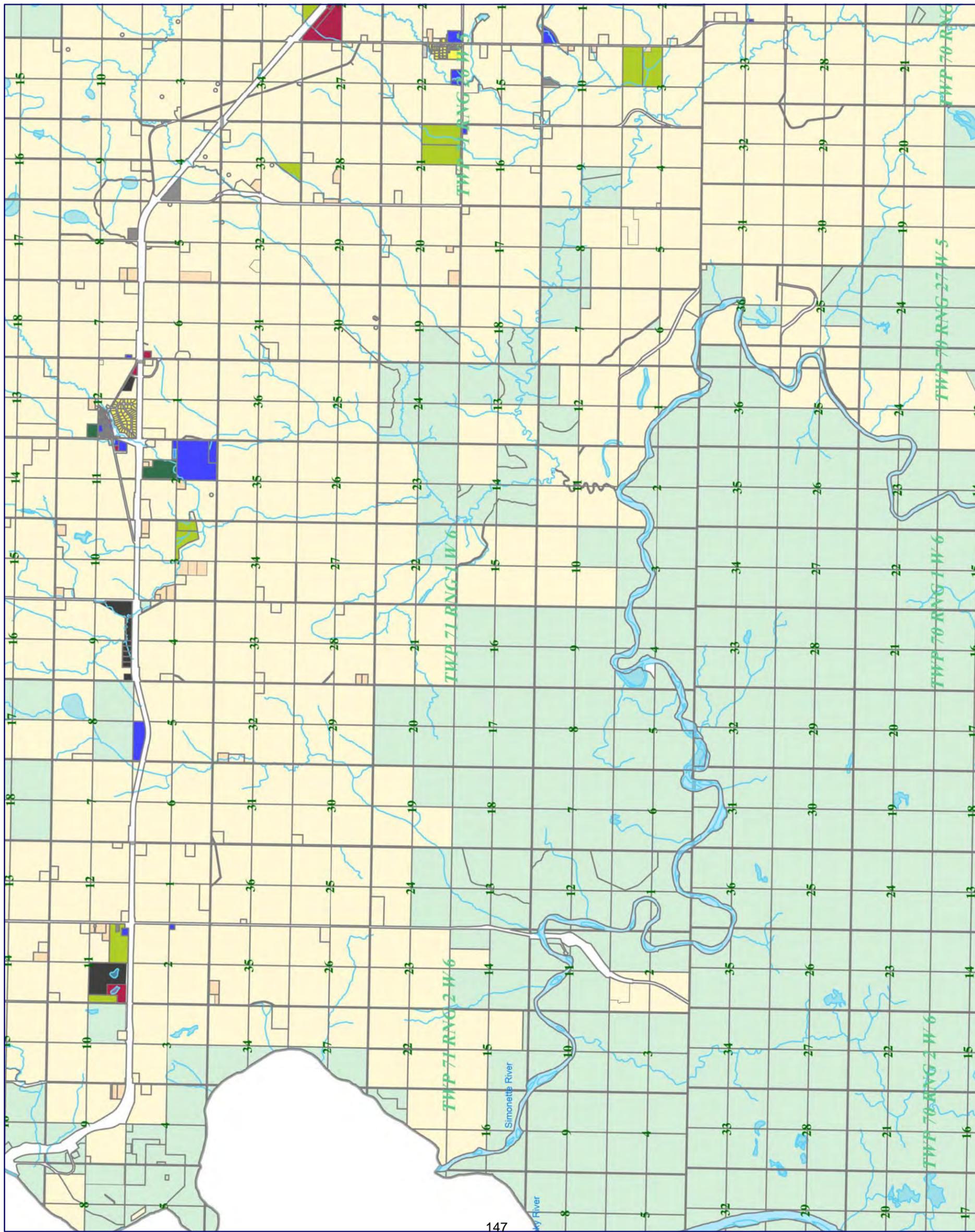
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# Goodwin Area Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
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- MHP Manufactured Home Park
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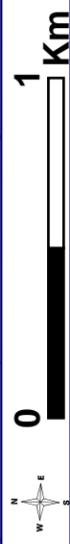
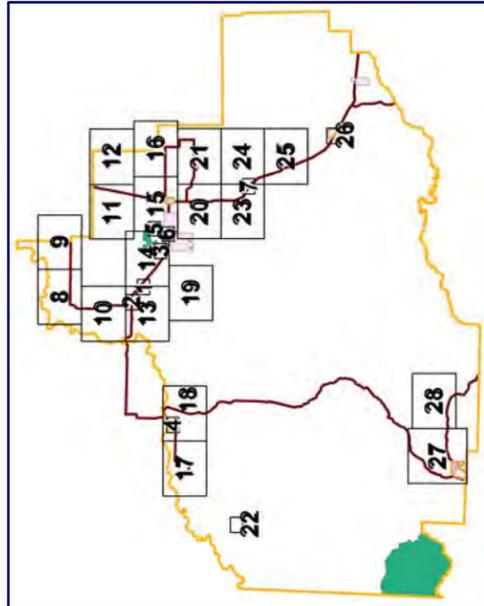
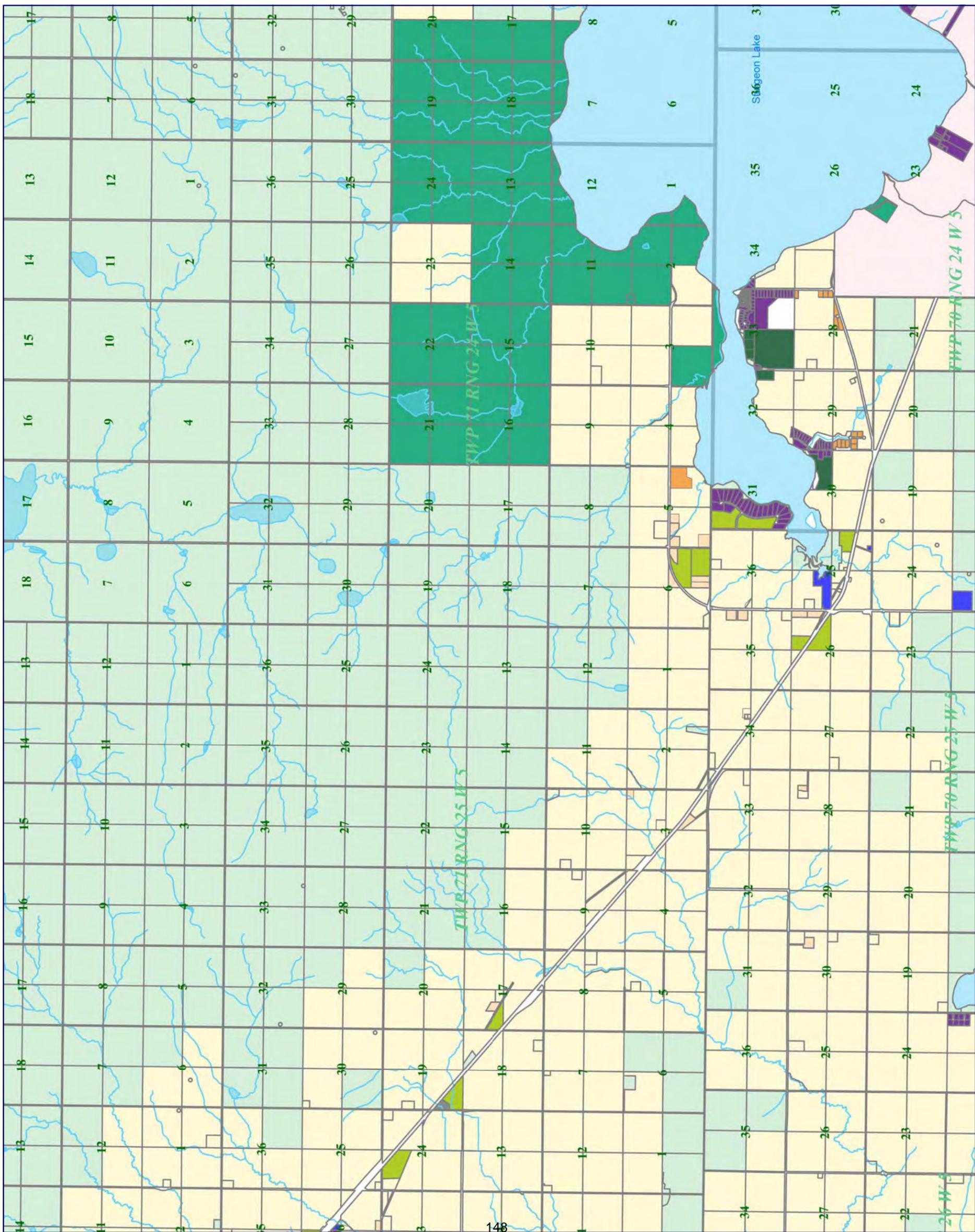
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# Sturgeon Heights Area 1 Land Use



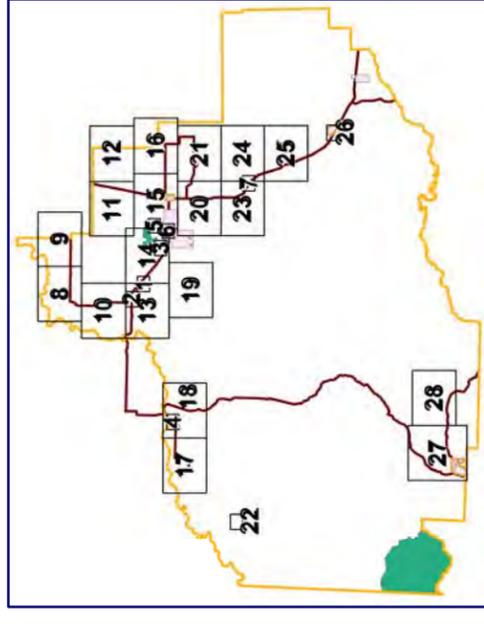
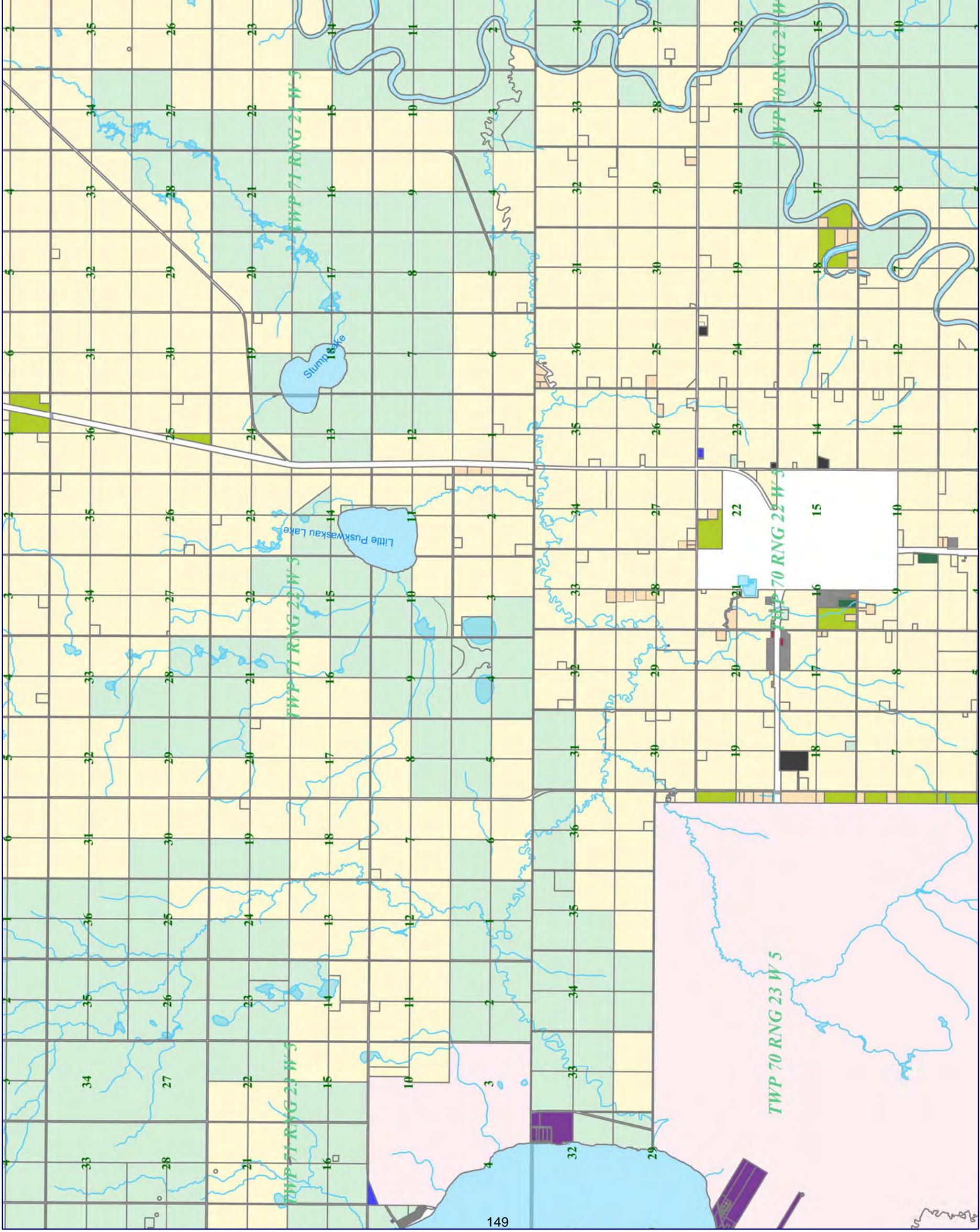
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- A-2 Agriculture Two
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- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
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- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# Valleyview Area 1 Land Use



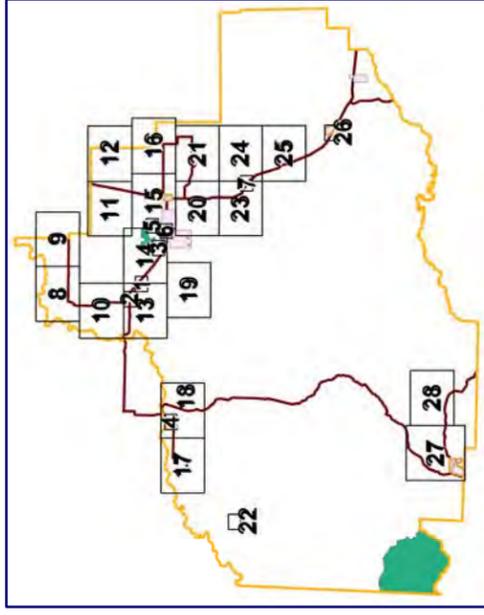
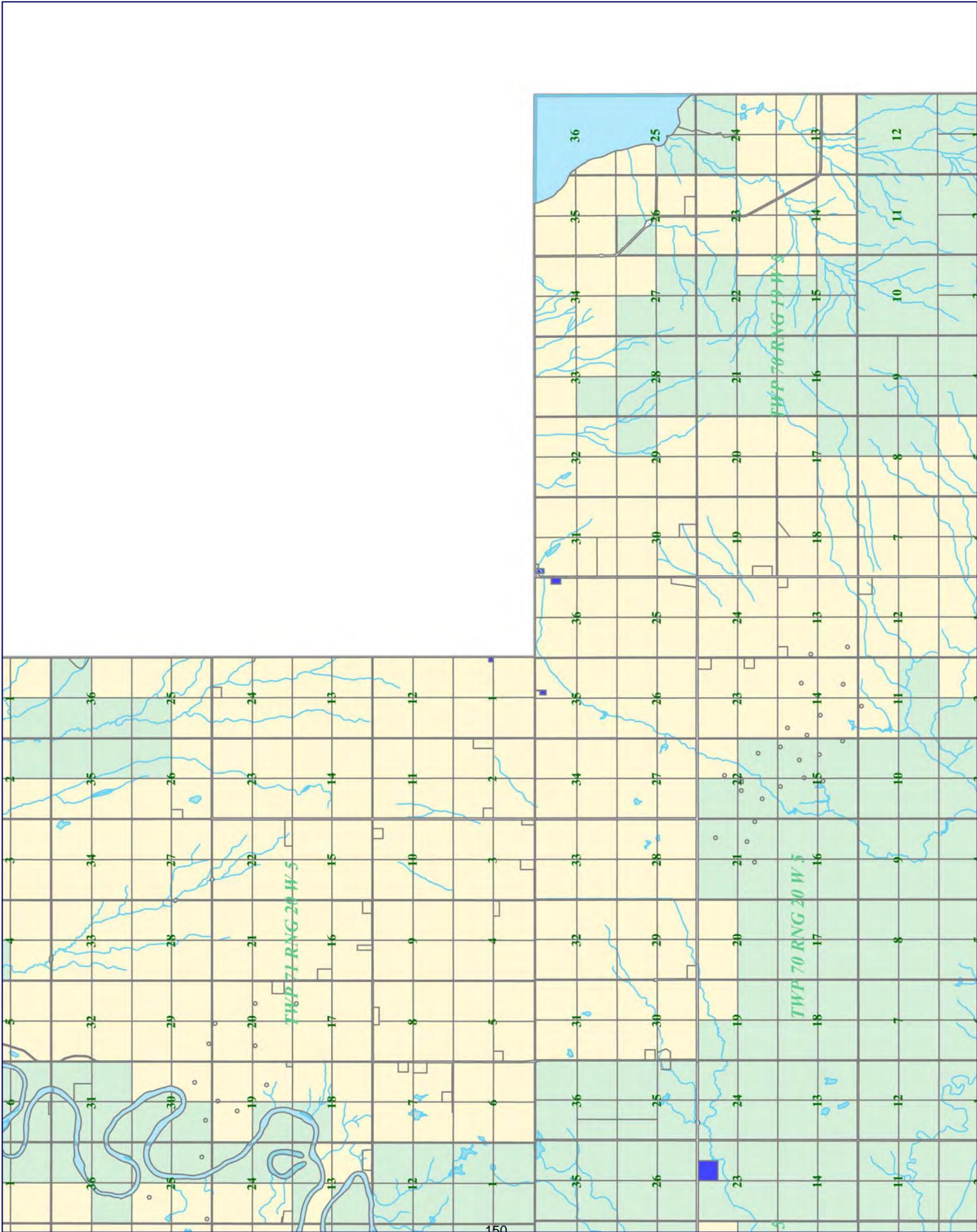
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- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# Sunset House Area Land Use



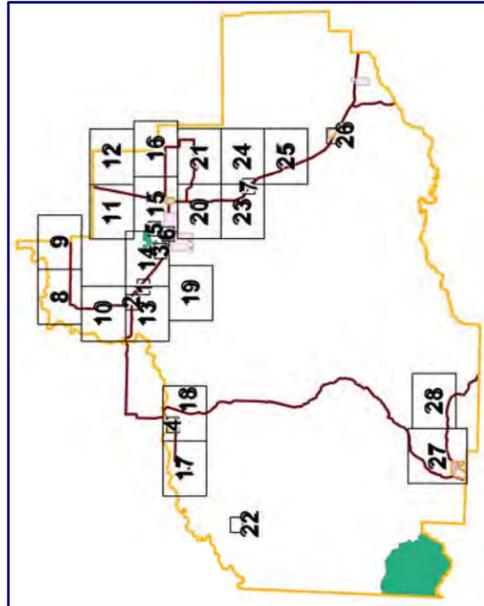
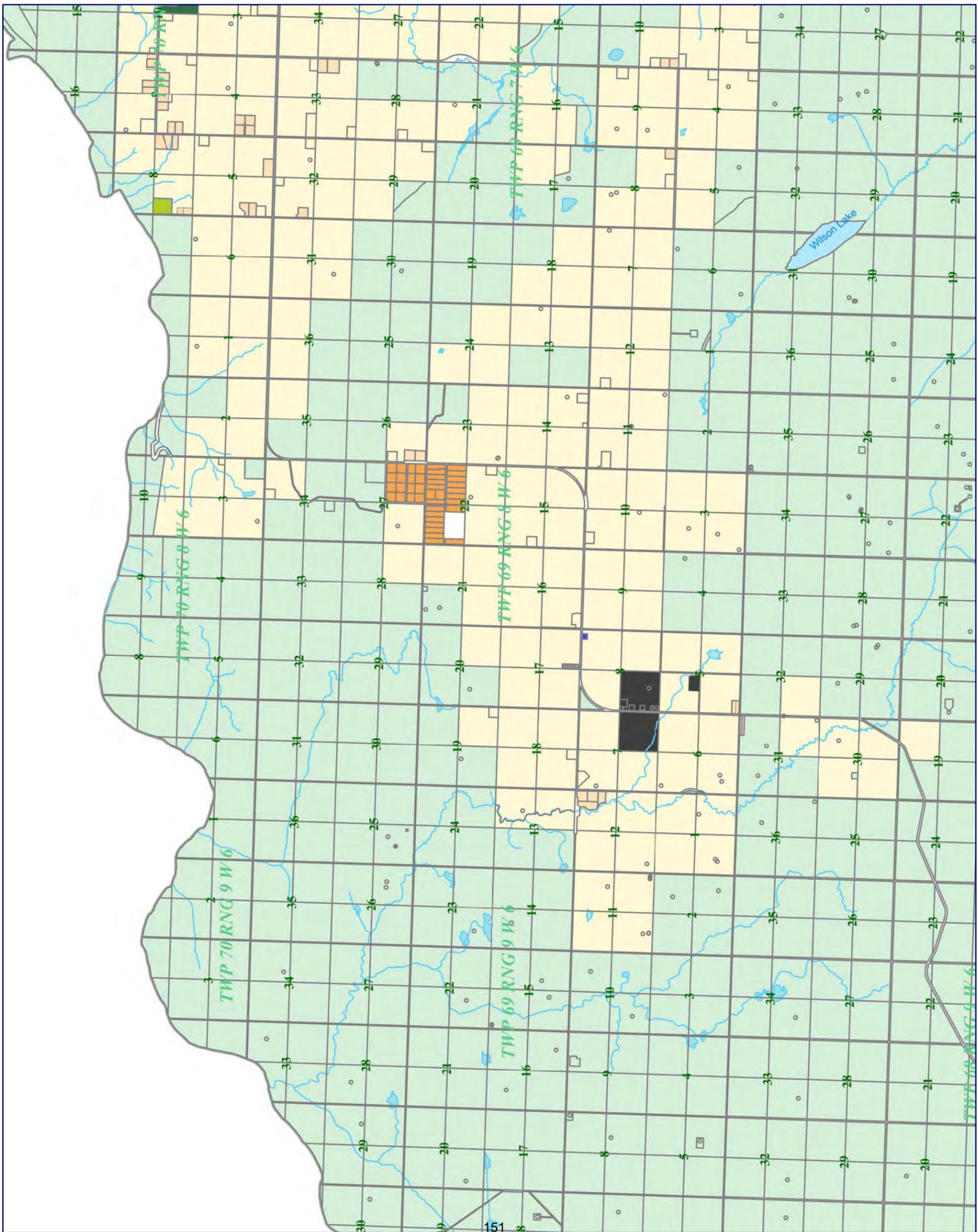
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- CR-1 Country Residential One
- CR-2 Country Residential Two
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- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# Wapiti Area Land Use



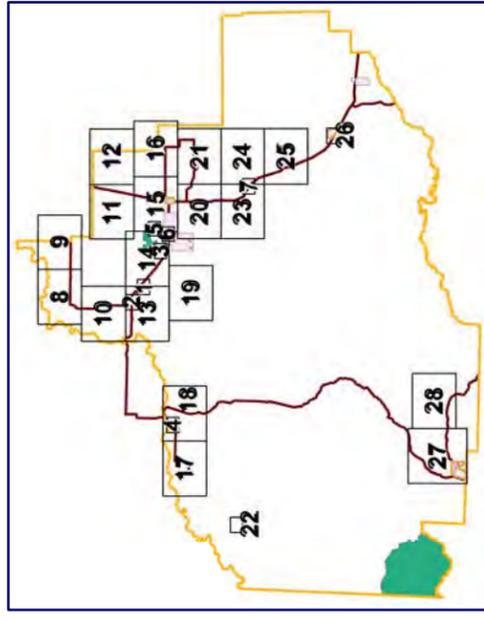
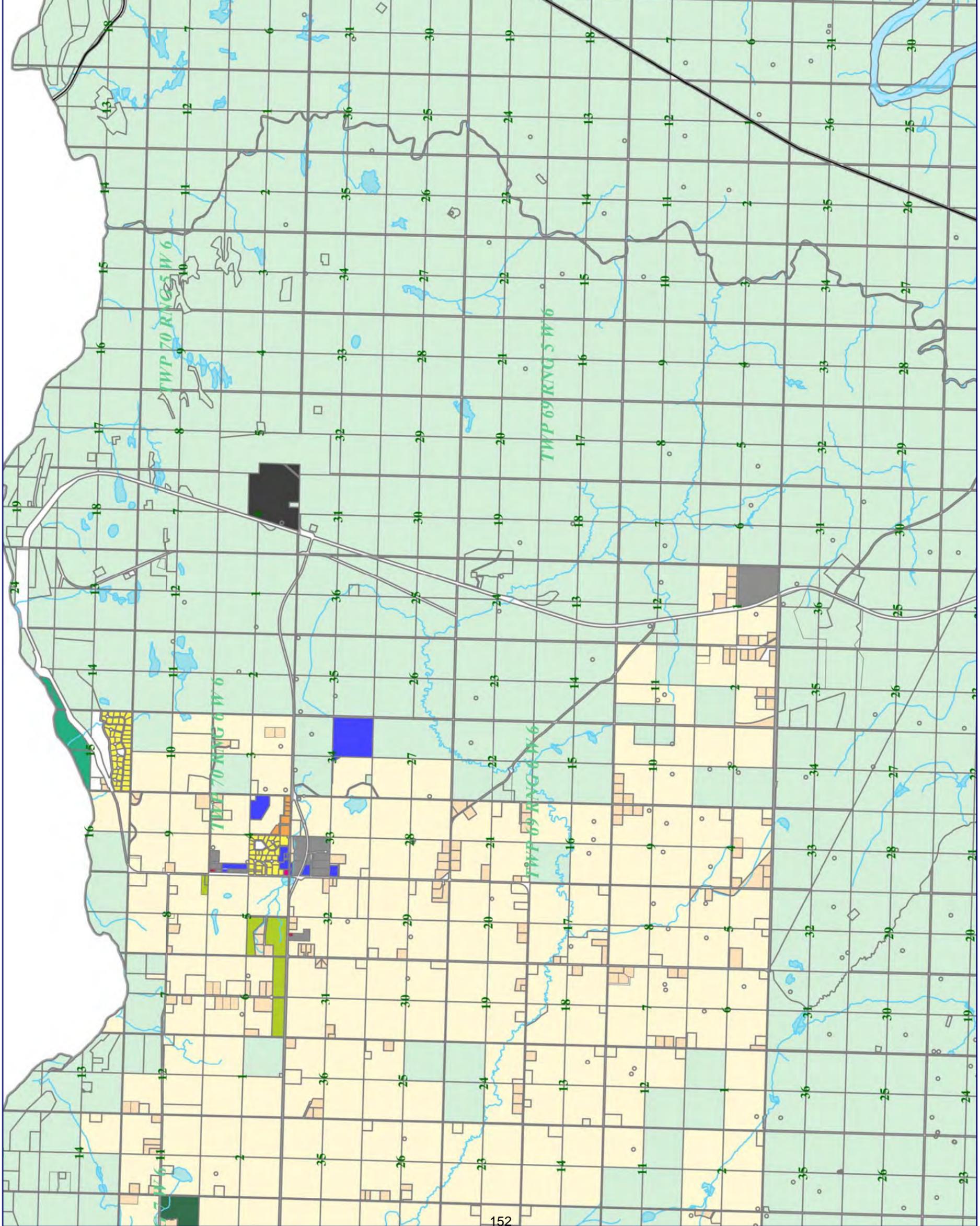
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- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# Grovedale Area Land Use



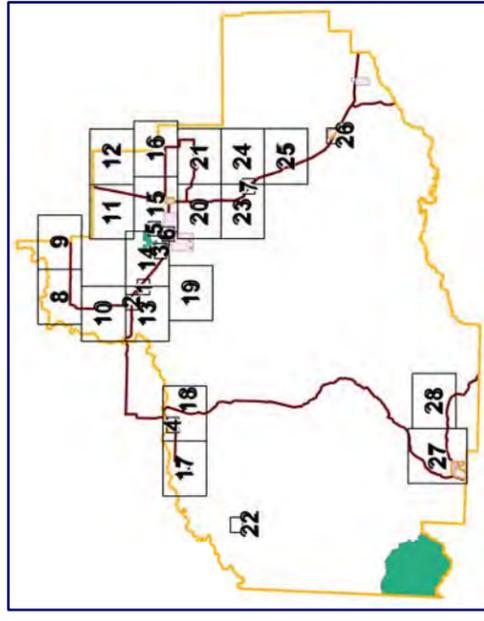
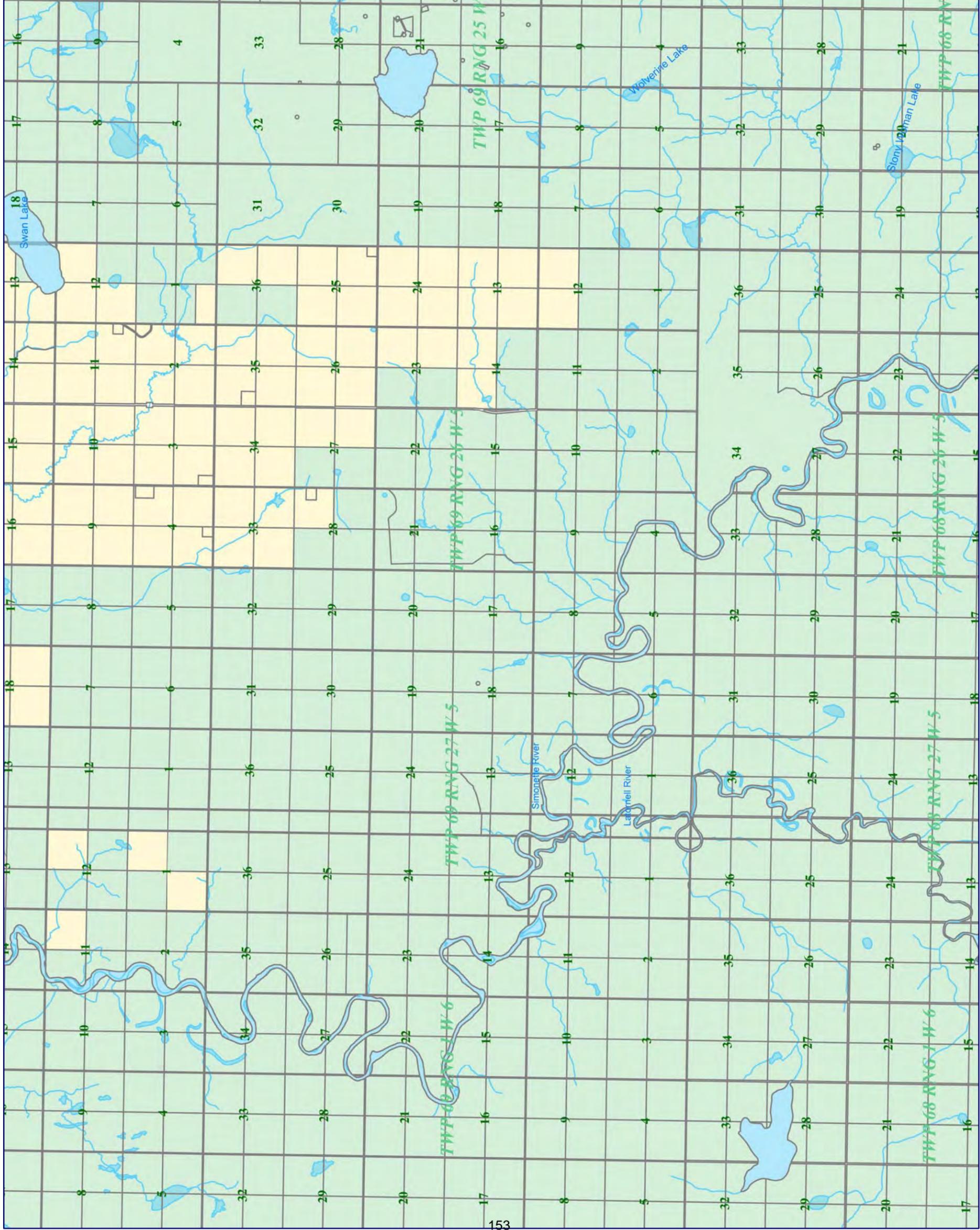
- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# Sturgeon Heights Area 2 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



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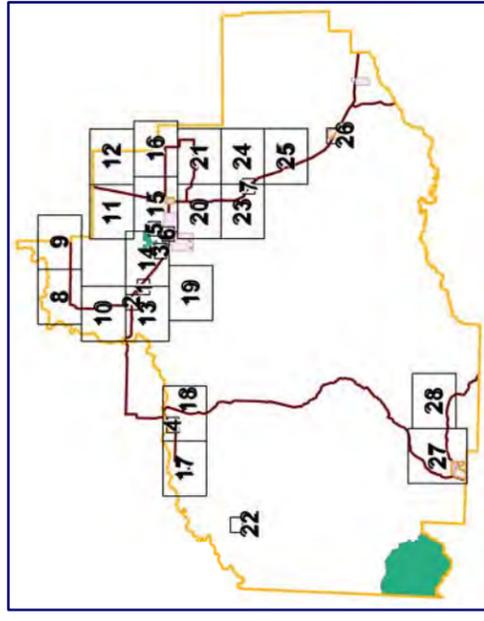
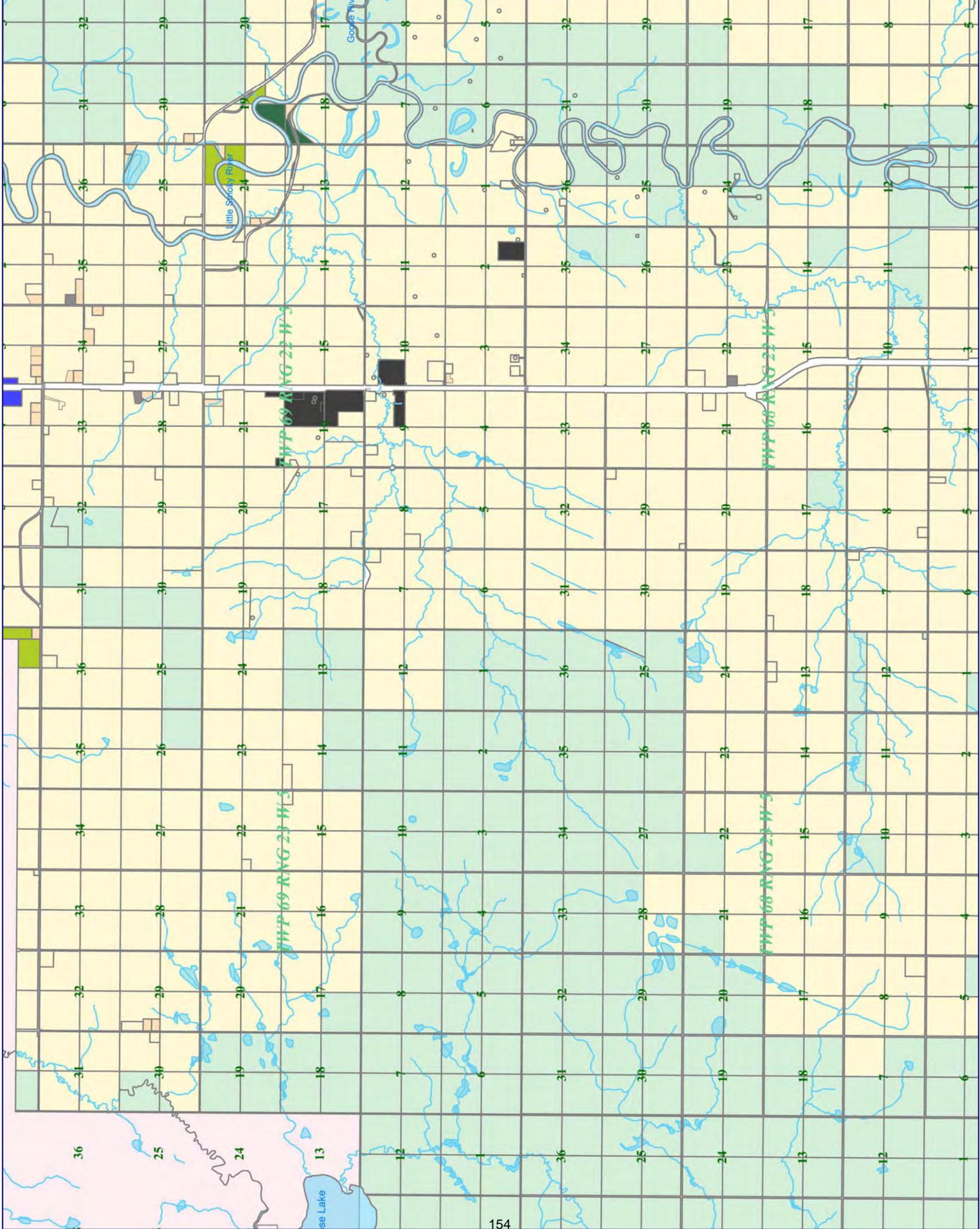


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# Vallyview Area 2 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
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- RS Rural Settlement



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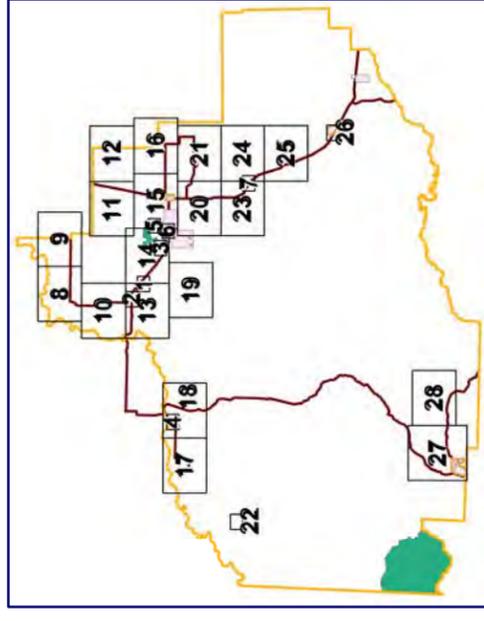
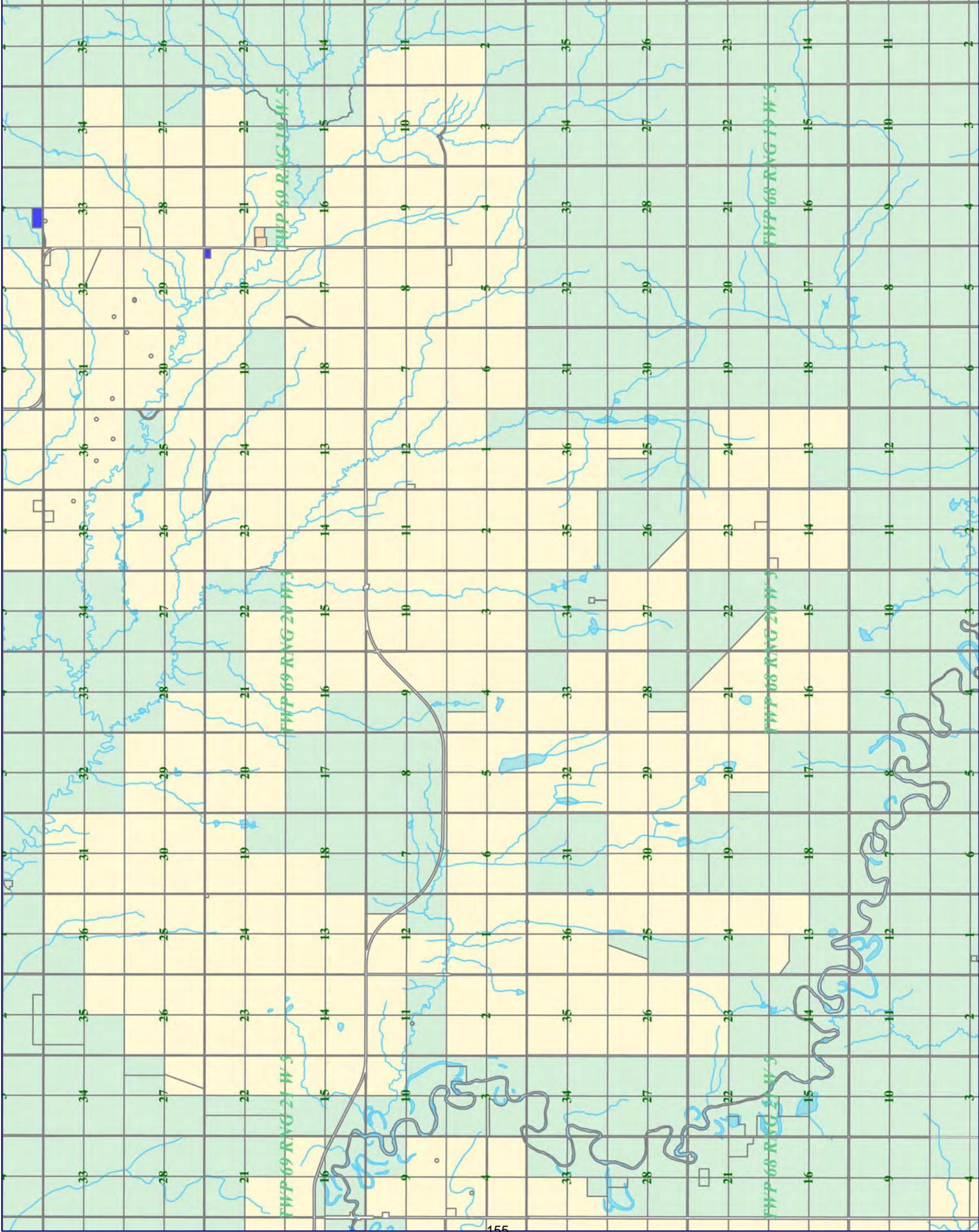


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# Sweathouse Area Land Use



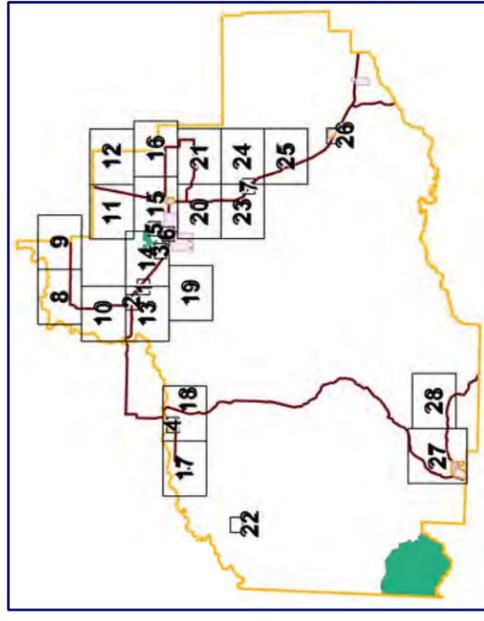
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- A-2 Agriculture Two
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- CCR Conservation Country Residential
- CR-1 Country Residential One
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- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
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- RS Rural Settlement



# Nose Creek Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
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- REC Recreational
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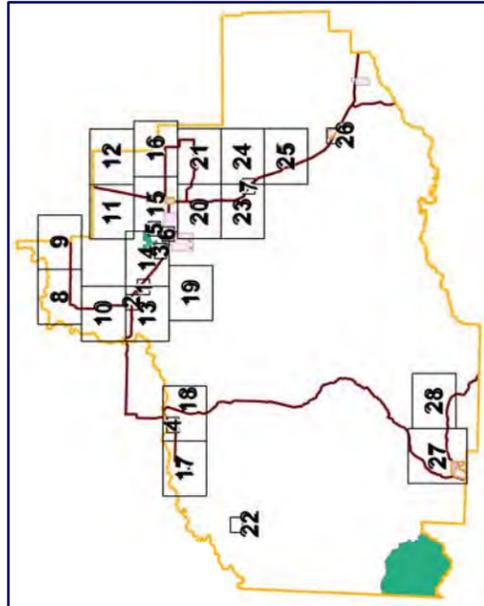
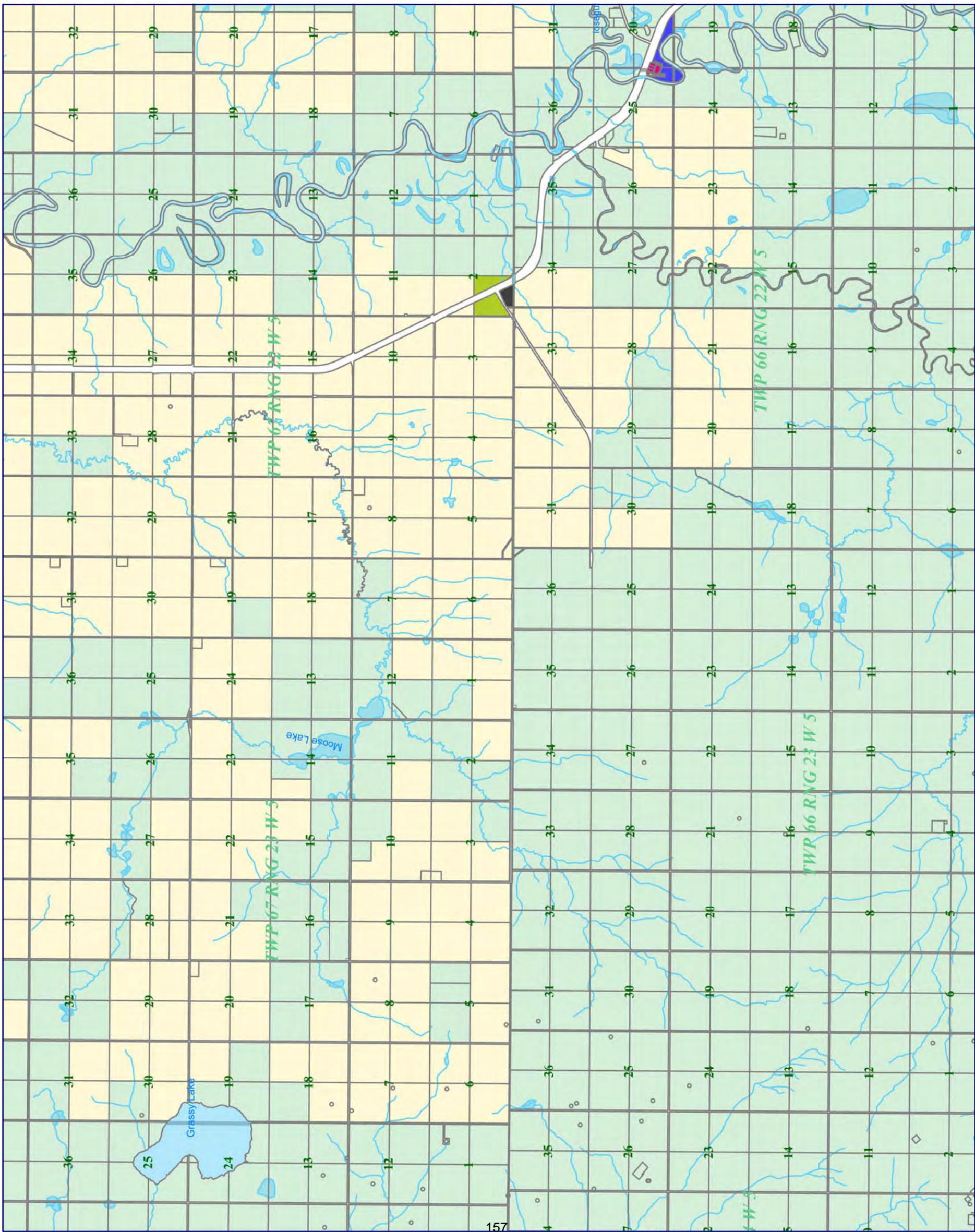


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# Little Smoky Area 1 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
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- HR Hamlet Residential
- INS Institutional
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- M-2 Industrial General
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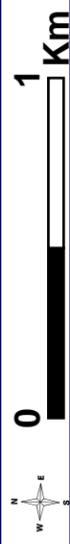
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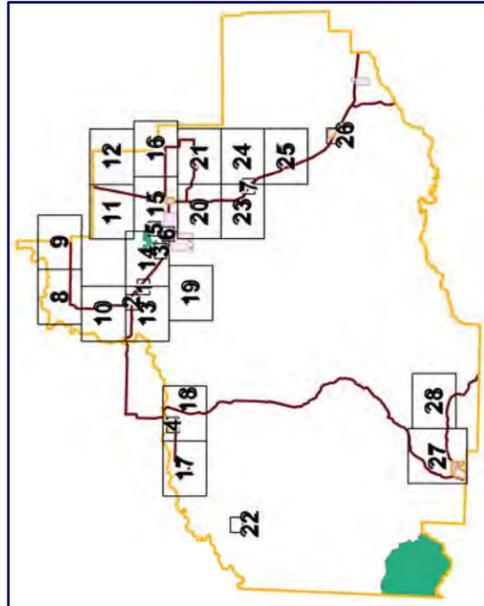
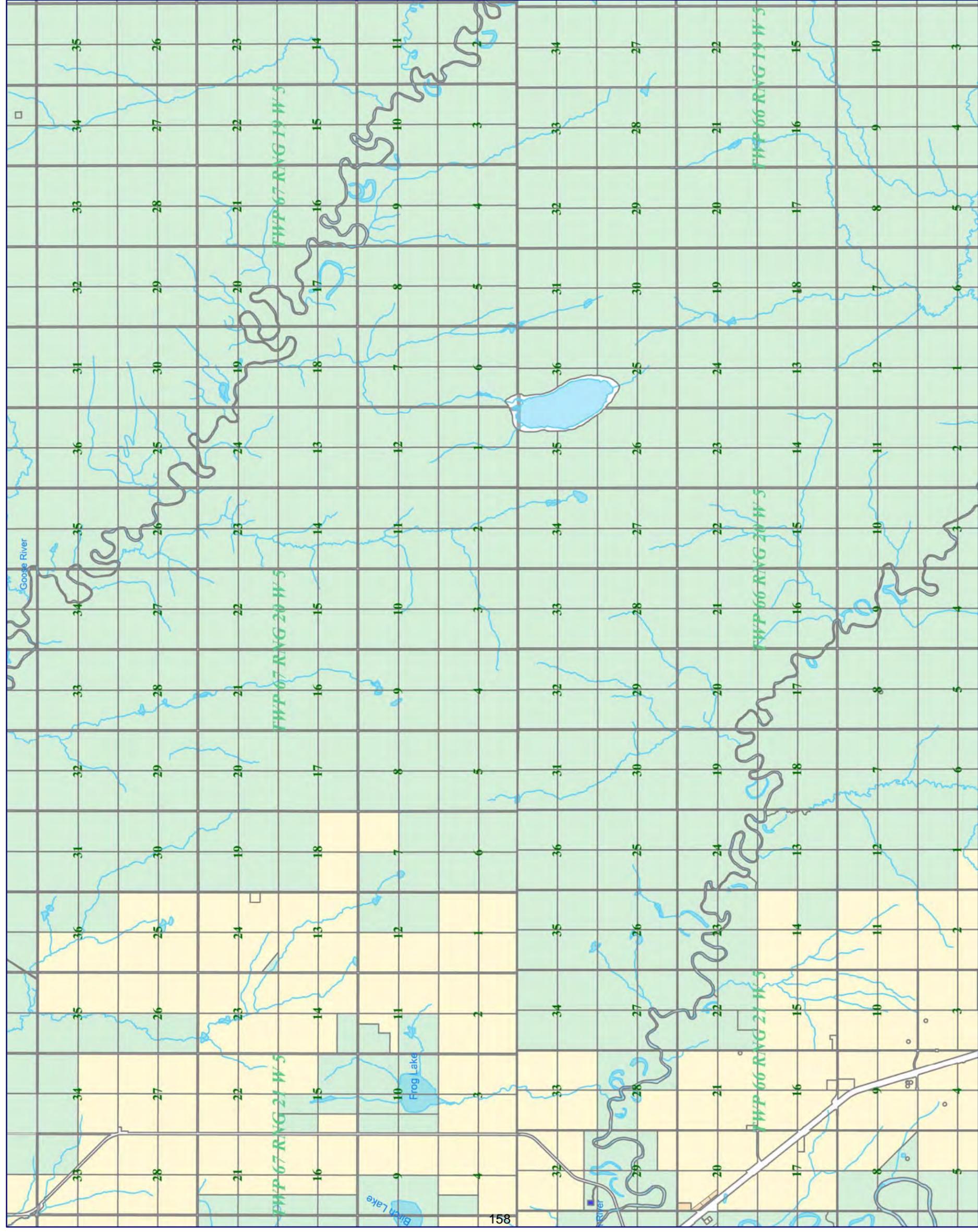
**NOT RESPONSIBLE FOR ERRORS OR OMISSIONS**



# Little Smoky Area 2 Land Use



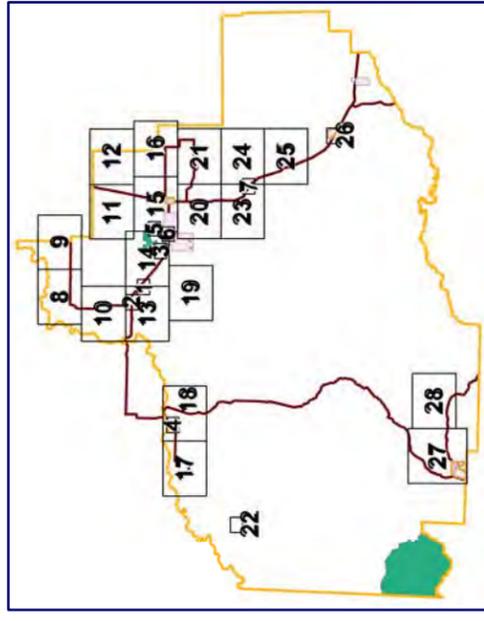
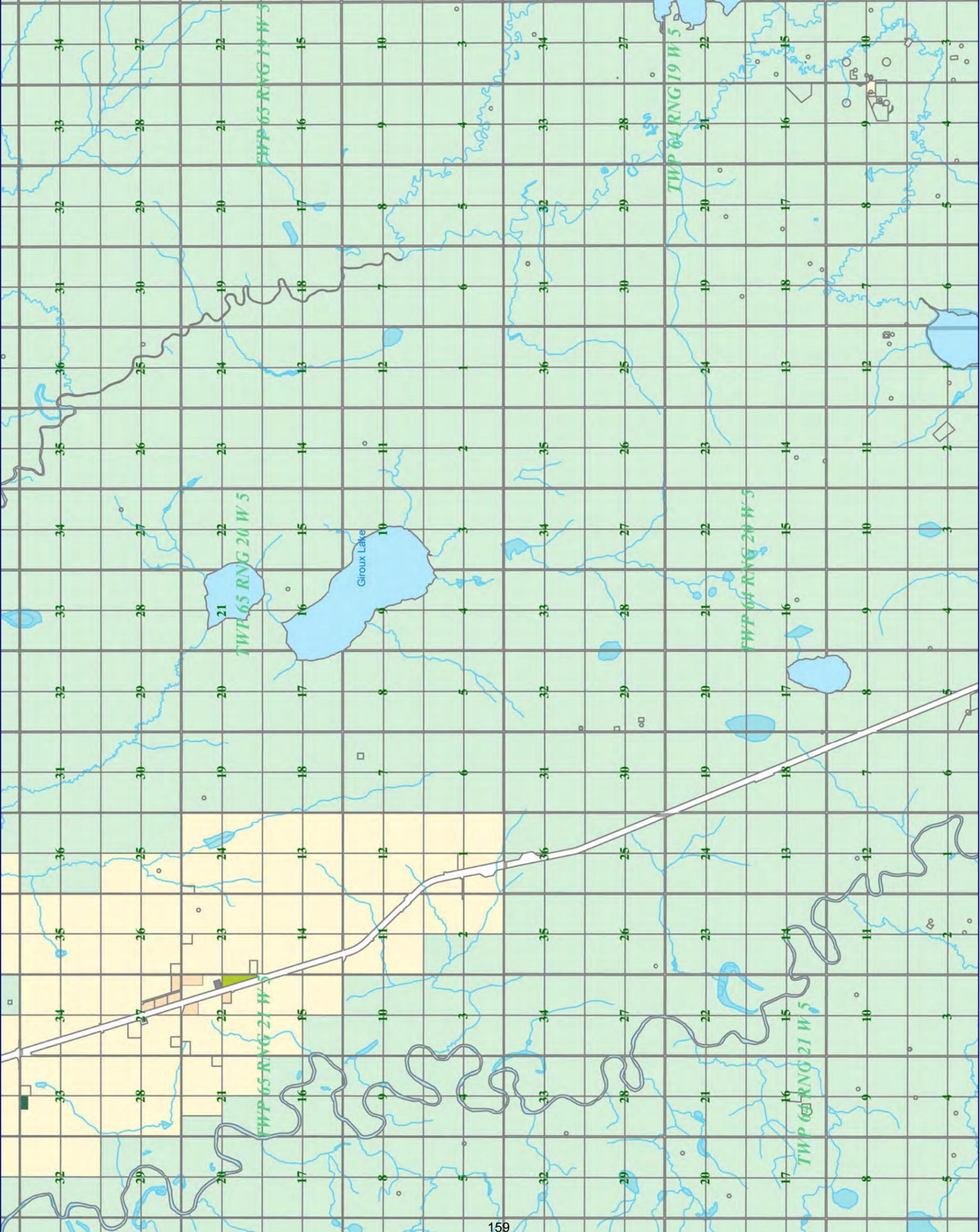
- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



# Little Smoky Area 3 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Projection: UTM Zone 11 NAD 83 Date: June 5, 2017

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Building/Site/Feature information compiled from municipal assessment data, December 2015.

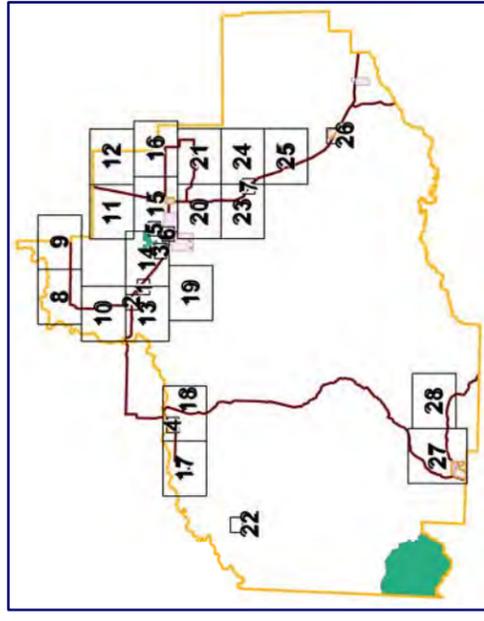
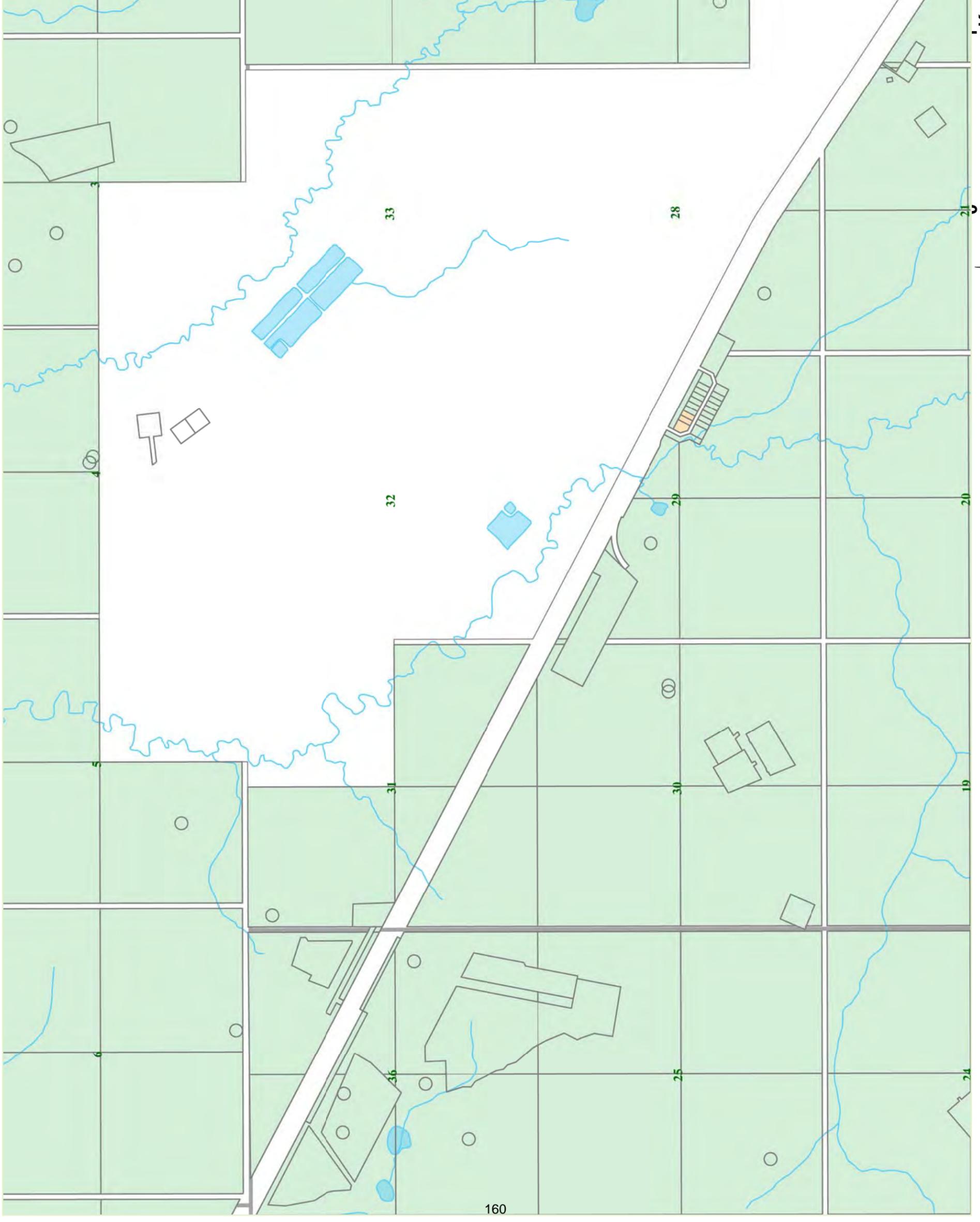
**NOT RESPONSIBLE FOR ERRORS OR OMISSIONS**



# Fox Creek Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



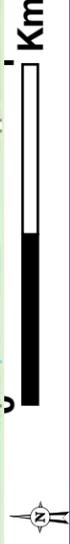
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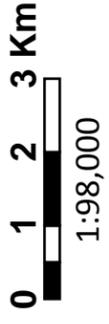
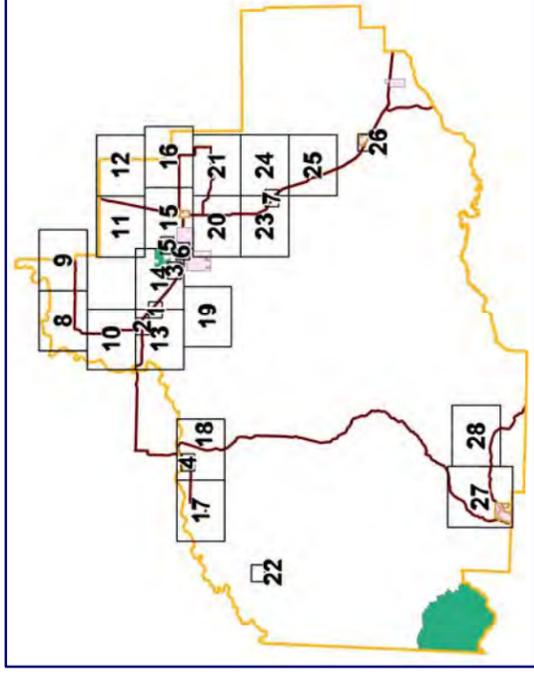
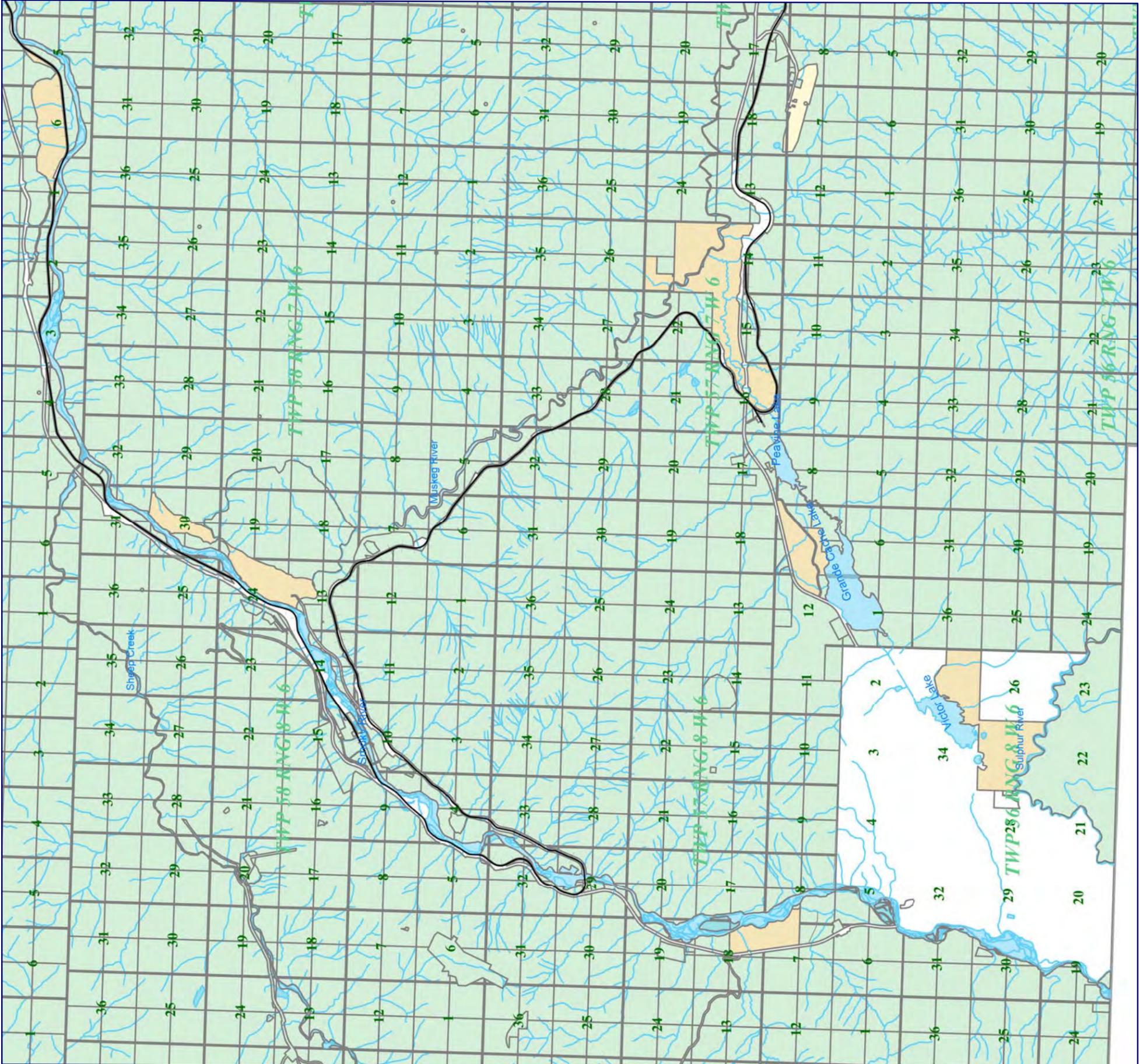
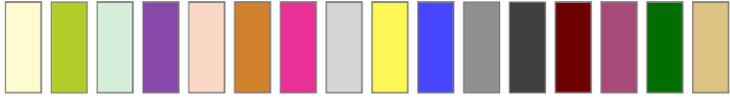
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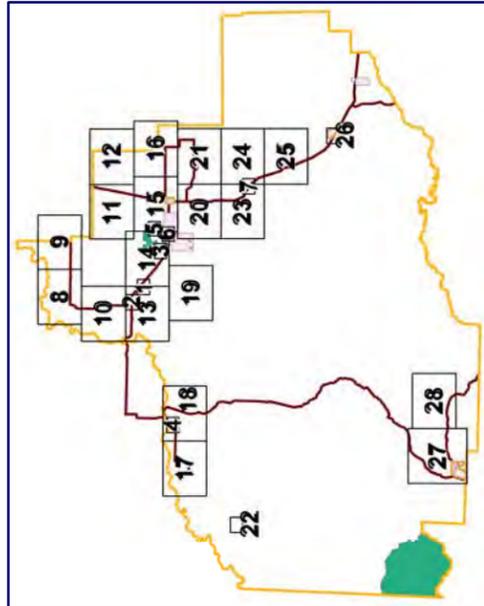
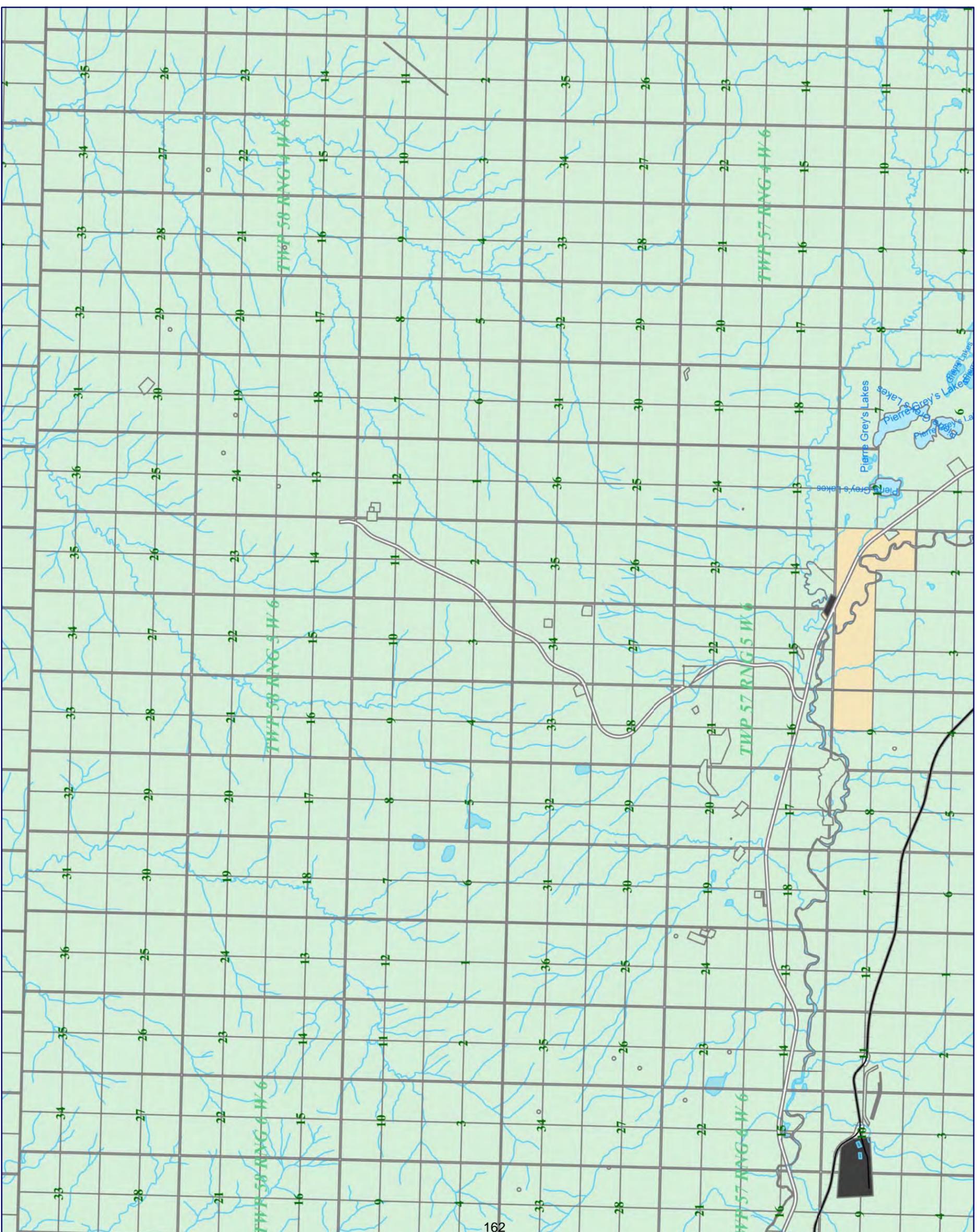
## Grande Cache Area 1 Land Use



# Grande Cache Area 2 Land Use



- A-1 Agriculture One
- A-2 Agriculture Two
- CL Crown Land
- CCR Conservation Country Residential
- CR-1 Country Residential One
- CR-2 Country Residential Two
- HC Hamlet Commercial
- HI Hamlet Industrial
- HR Hamlet Residential
- INS Institutional
- M-1 Industrial Light
- M-2 Industrial General
- MHP Manufactured Home Park
- RC Rural Commercial
- REC Recreational
- RS Rural Settlement



Projection: UTM Zone 11 NAD 83 Date: June 5, 2017

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- (a) that have been approved by council by resolution or bylaw, or
- (b) that have been made by a body or person to whom powers, duties or functions are delegated under section 203 or 209,

and that do not form part of a bylaw made under this Part.

(2) The municipality must publish the following on the municipality's website:

- (a) the list of the policies referred to in subsection (1);
- (b) the policies described in subsection (1);
- (c) a summary of the policies described in subsection (1) and of how they relate to each other and how they relate to any statutory plans and bylaws passed in accordance with this Part;
- (d) any documents incorporated by reference in any bylaws passed in accordance with this Part.

(3) A development authority, subdivision authority, subdivision and development appeal board, the Municipal Government Board or a court shall not have regard to any policy approved by a council or by a person or body referred to in subsection (1)(b) unless the policy is set out in the list prepared and maintained under subsection (1) and published in accordance with subsection (2).

(4) This section applies on and after January 1, 2019.

2016 c24 s99

## **Division 5 Land Use**

### **Land use bylaw**

**639** Every municipality must pass a land use bylaw.

1995 c24 s95

### **Protection of agricultural operations**

**639.1** In preparing a land use bylaw, a municipality must consider the protection of agricultural operations unless an ALSA regional plan requires agricultural operations to be protected or requires agricultural land or land for agricultural purposes to be protected, conserved or enhanced, in which case the municipality must comply with the ALSA regional plan.

RSA 2000 c21(Supp) s5;2009 cA-26.8 s83

**Land use bylaw**

**640(1)** A land use bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality.

**(2)** A land use bylaw

- (a) must divide the municipality into districts of the number and area the council considers appropriate;
- (b) must, unless the district is designated as a direct control district pursuant to section 641, prescribe with respect to each district,
  - (i) the one or more uses of land or buildings that are permitted in the district, with or without conditions, or
  - (ii) the one or more uses of land or buildings that may be permitted in the district at the discretion of the development authority, with or without conditions,or both;
- (c) must establish a method of making decisions on applications for development permits and issuing development permits for any development, including provision for
  - (i) the types of development permit that may be issued,
  - (ii) applying for a development permit,
  - (iii) processing an application for, or issuing, cancelling, suspending or refusing to issue, a development permit,
  - (iv) the conditions that are to be attached, or that the development authority may attach, to a development permit, either generally or with respect to a specific type of permit,
  - (v) how long any type of development permit remains in effect,
  - (vi) the discretion that the development authority may exercise with respect to development permits, and
  - (vii) any other matters necessary to regulate and control the issue of development permits that to the council appear necessary;

- (d) must provide for how and to whom notice of the issuance of a development permit is to be given;
- (e) must establish the number of dwelling units permitted on a parcel of land.

**(3)** A land use bylaw may identify additional land as adjacent land for the purposes of section 692.

**(4)** Without restricting the generality of subsection (1), a land use bylaw may provide for one or more of the following matters, either generally or with respect to any district or part of a district established pursuant to subsection (2)(a):

- (a) subdivision design standards;
- (b) the ground area, floor area, height, size and location of buildings;
- (c) the amount of land to be provided around or between buildings;
- (d) the landscaping of land or buildings;
- (e) the location, height and maintenance of fences and walls;
- (f) the establishment and maintenance of
  - (i) off-street or other parking facilities, and
  - (ii) loading and unloading facilities,and any other similar matters;
- (g) the design, character and appearance of buildings;
- (h) the location and amount of access to lots from roads and ensuring that there is at least one means of access from each lot to a road;
- (i) the lighting of land, buildings or other things;
- (j) the enlargement, alteration, repair, removal or relocation of buildings;
- (k) the excavation or filling in of land;
- (l) the development of buildings
  - (i) on land subject to flooding or subsidence or that is low lying, marshy or unstable,

- (ii) on land adjacent to or within a specified distance of the bed and shore of any lake, river, stream or other body of water, or
- (iii) subject to regulations made under section 693 or 694, within a specified area around an airport;
- (m) the construction, placement or use of billboards, signboards or other advertising devices of any kind, and if they are permitted at all, governing their height, size and character;
- (n) the removal, repair or renovation of billboards, signboards or other advertising devices of any kind;
- (o) the density of population in any district or part of it;
- (p) the designation of a district as a direct control district in accordance with section 641;
- (q) the establishment of any related agreements, forms, fees or procedural matters;
- (r) issuing orders under section 645.

**(5)** A land use bylaw may provide that when an application for a development permit or change in land use designation is refused another application with respect to the same lot

- (a) for a development permit for the same or a similar use, or
- (b) for a change in land use designation

may not be made by the same or any other applicant until the time stated in the land use bylaw has expired.

**(6)** A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,

- (a) the proposed development would not
  - (i) unduly interfere with the amenities of the neighbourhood, or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

1995 c24 s95;1996 c30 s58

- (a) commence a hearing within 60 days after receiving the notice of appeal or a later time to which all parties agree, and
- (b) give a written decision within 30 days after concluding the hearing.

**(2)** The Municipal Government Board is not required to give notice to or hear from any person other than the municipality making the appeal, the municipality against whom the appeal is launched and the owner of the land that is the subject of the appeal.

1995 c24 s95;1999 c11 s45

## **Division 12 Bylaws, Regulations**

### **Planning bylaws**

**692(1)** Before giving second reading to

- (a) a proposed bylaw to adopt an intermunicipal development plan,
- (b) a proposed bylaw to adopt a municipal development plan,
- (c) a proposed bylaw to adopt an area structure plan,
- (d) a proposed bylaw to adopt an area redevelopment plan,
- (e) a proposed land use bylaw, or
- (f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.

**(2)** Despite subsection (1), if a proposed development relates to more than one proposed bylaw referred to in subsection (1), the council may hold a single public hearing.

**(3)** Despite subsection (1), in the case of a public hearing for a proposed bylaw adopting or amending an intermunicipal development plan,

- (a) councils may hold a joint public hearing to which section 184 does not apply, and
- (b) municipalities may act jointly to satisfy the advertising requirements of section 606.

**(4)** In the case of an amendment to a land use bylaw to change the district designation of a parcel of land, the municipality must, in addition to the requirements of subsection (1),

- (a) include in the notice described in section 606(2)
  - (i) the municipal address, if any, and the legal address of the parcel of land, and
  - (ii) a map showing the location of the parcel of land,
- (b) give written notice containing the information described in clause (a) and in section 606(6) to the assessed owner of that parcel of land at the name and address shown on the assessment roll of the municipality, and
- (c) give a written notice containing the information described in clause (a) and in section 606(6) to each owner of adjacent land at the name and address shown for each owner on the assessment roll of the municipality.

**(5)** If the land referred to in subsection (4)(c) is in another municipality, the written notice must be given to that municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of that municipality.

**(6)** Despite subsection (1), a bylaw referred to in subsection (1) may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance.

**(6.1)** Subsection (1)(f) does not apply in respect of a proposed bylaw amending a statutory plan or land use bylaw to specify the purposes of a community services reserve.

**(7)** In this section,

- (a) “adjacent land” means land that is contiguous to the parcel of land that is being redesignated and includes
  - (i) land that would be contiguous if not for a highway, road, river or stream, and
  - (ii) any other land identified in the land use bylaw as adjacent land for the purpose of notifications under this section;
- (b) “owner” means the person shown as the owner of land on the assessment roll prepared under Part 9.

**(8)** If an ALSA regional plan requires a council to pass a bylaw referred to in this section, the council must

- (a) consider whether, in view of the requirement in the ALSA regional plan, consultation is necessary, desirable or beneficial, and
- (b) decide whether or not to proceed with consultation.

**(9)** If a council decides under subsection (8) that consultation is neither necessary nor desirable or would not be beneficial, subsections (1) to (7) do not apply to the council in respect of the bylaw concerned.

RSA 2000 cM-26 s692;2008 c37 s9;2009 cA-26.8 s83

### **Airport vicinity regulations**

**693(1)** The Lieutenant Governor in Council may make regulations

- (a) establishing international airport vicinity protection areas surrounding the Calgary International Airport and the Edmonton International Airport;
- (b) controlling, regulating or prohibiting any use and development of land within an international airport vicinity protection area.

**(2)** Unless the contrary is expressed in regulations made under subsection (1), those regulations

- (a) operate despite any statutory plan, land use bylaw or other regulations under this Part, and
- (b) are binding on any subdivision authority, development authority and subdivision and development appeal board and the Municipal Government Board.

**(3)** If a municipality is affected by a regulation under subsection (1), the municipality must amend the statutory plan relating to that area and its land use bylaw to conform with the regulation.

**(4)** Section 692 does not apply to an amendment pursuant to subsection (3).

1995 c24 s95

### **Development in floodways**

**693.1(1)** The Lieutenant Governor in Council may make regulations

- (a) controlling, regulating or prohibiting any use or development of land that is located in a floodway within a municipal authority, including, without limitation,



# BYLAW No. 17-779

OF THE MUNICIPAL DISTRICT OF GREENVIEW No. 16

---

## A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to repeal Bylaw No. 03-396, being the Land Use Bylaw for the Municipal District of Greenview No. 16

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That the “Land Use Bylaw” dated \_\_\_\_\_ 2017 attached hereto is hereby adopted as the “Land Use Bylaw of the Municipal District of Greenview No. 16”
2. That this bylaw shall come into effect upon the date of final passing thereof.

This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this 27 day of June , A.D., 2017.

Read a second time this \_\_\_ day of \_\_\_\_\_ , A.D., 2017.

Read a third time and passed this \_\_\_ day of \_\_\_\_\_ , A.D., 2017.

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



# REQUEST FOR DECISION

---

SUBJECT: **First Reading Grovedale Area Structure Plan Bylaw 17-785**  
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
MEETING DATE: June 27, 2017 CAO: MANAGER: SAR  
DEPARTMENT: PLANNING & DEVELOPMENT GM: GG PRESENTER: LL

---

RELEVANT LEGISLATION:

**Provincial** (cite) – *Municipal Government Act, RSA 2000, M-26 Section 633 Area Structure Plans and Section 692 Planning Bylaws*

**Council Bylaw/Policy** (cite) – *N/A*

---

RECOMMENDED ACTION:

**MOTION: That Council give First Reading to Land Use Bylaw 17-785.**

**MOTION: That Council schedule a Public Hearing for Land Use Bylaw 17-785 to be held on August 22, 2017, at 10:00 a.m.**

---

BACKGROUND/PROPOSAL:

Greenview retained Scheffer Andrew Ltd., on September 30 2015 as a consultant to complete a review of Greenview's Grovedale Area Structure Plan (GASP). Greenview's existing GASP was adopted in 2005, and was amended once in 2011, since its adoption.

The review of the existing Grovedale Area Structure Plan started with public information sessions, open houses and surveys, as well as sessions involving Council and the Citizen's Panel that focused on identifying future development concepts, future roads, water and wastewater servicing, housing form and density, and park and open space dedications.

As a result of those sessions, the following visions and guiding principles were incorporated into the Grovedale Area Structure Plan:

- Focus on 50 years of future growth and development
- Centralize growth while maintaining a small town feel
- Promote a healthy, safe and pleasant community
- Minimize the loss of the current agricultural heritage and environmentally significant land
- Foster sustainable growth and a desirable lifestyle in a livable, safe and walkable community environment
- Provide development options for housing
- Encourage the diversification of economy
- Encourage Environmental sustainability and stewardship through green initiatives

Public engagement continues to play a role throughout the Grovedale Area Structure Plan process, with Greenview staff attending several community events to allow citizens to comment on the proposed changes to the Grovedale Area Structure Plan.

Various drafts of the Grovedale Area Structure Plan were submitted to Greenview for comment by staff and the Citizen Panel. Some of the key proposals in the Grovedale Area Structure Plan are:

- Rural Life – Areas of low-density residential with the intent of preserving agricultural lands and operations
- Small Scale Agriculture – Areas intended to facilitate a variety of small scale agricultural operations such as rearing livestock, produce production, apiaries to u-pick operations.
- River Valley Residential – An area intended for large lot, multi-lot, privately serviced, residential subdivisions within close proximity to the Wapiti River Valley
- Estate Living - An area that provides housing options that blend both rural and urban characteristics on larger suburban lots.
- Village Centre - An area which is mixed use from residential to commercial, and will be pedestrian oriented and will accommodate a variety of uses and activities
- Village Centre Commercial – An area of mixed use, balancing commercial and residential development with main Street and the Village Green
- Service Commercial - An area geared towards the traveling public and provides quick and accessible service to surrounding industry
- Business Industrial – An area is geared towards accommodating industrial uses whose operations are primarily limited to within a building and require limited to no outdoor storage
- Light Industry - An area geared towards servicing the agricultural, forestry and oil and gas sector and is focused in future industrial parks along the Highway 666 and Township Road 695A
- Heavy Industry – Areas along Highway 40 geared towards serving heavy industrial activity in both the forestry and oil and gas sector
- Village Green – A central park for the community, acting as a hub for recreational and cultural activities
- Trails Primary Network - A principal trail corridor within the Plan, connecting together such features as the proposed Village Green and Main Street, Grovedale Community Hall, O’Brien Provincial Park, the Wapiti River Valley and the Grovedale Fish Pond

Council reviewed the Grovedale Area Structure Plan on May 24, 2017, as a result of that review, the following changes were made:

- Increased the setback from the upper bank of the Wapiti River Valley to sixty-one (61) metres in Section 4.3.2
- Changed density to accommodate 30 metre by 45 metre lot sizes for single detached dwellings in Section 4.3.4
- Revised future trail network map to connect to the trail to Grovedale Fish Pond, Nighthawk and Landry Heights
- Revised future transportation network map to the change location of collector roads
- Changed some polices from “shall” to “should”
- Changed lot sizes to be consistent with Land Use Bylaw

- Minor grammar and vocabulary revisions

Council may amend the draft Bylaw after the Public Hearing and then may proceed with Second and Third Readings to adopt the Grovedale Area Structure Plan.

---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit to giving first reading to Bylaw 17-785 is that it will allow Administration to move forward with the Grovedale Area Structure Plan adoption process and to ensure the Bylaw is finalized.

---

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to the recommended motion.

---

**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council may direct Administration to undertake further consultation and make additional amendments before giving First Reading to the Grovedale Area Structure Plan however, there has been ample opportunity for stakeholder input into the Draft Bylaw.

---

**FINANCIAL IMPLICATION:**

The related costs to finalize the Land Use Bylaw have been provided in the Planning and Development Budget.

**Direct Costs:** Estimated amount of \$97,000.

**Ongoing / Future Costs:** In approximately 10 (ten) years there will be additional costs associated with the review of the Grovedale Area Structure Plan.

---

**STAFFING IMPLICATION:**

There will be no staffing implications to the recommendation.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Involve

**PUBLIC PARTICIPATION GOAL**

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

**PROMISE TO THE PUBLIC**

Consult - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision (**these should all be the same**)

---

FOLLOW UP ACTIONS:

Upon giving first reading to Bylaw 17-785 Administration will proceed with the public hearing process scheduled for August 22, 2017.

---

ATTACHMENT(S):

- Schedule 'A' Grovedale Area Structure Plan
- Schedule 'B' Municipal Government Act, Section 633 Area Structure Plans and Section 692 Planning Bylaws
- Schedule 'C' Bylaw 17-785



## Grovedale Area Structure Plan

**June 13, 2017 – Draft #2, Version #7**

**File #1320-01**

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## 1 Introduction

The Grovedale Area Structure Plan (ASP) lies in the northwestern portion of the Municipal District of Greenview (Greenview), and is located south of the Wapiti River and the County of Grande Prairie. *Figure 1: Key Map* defines location of the Grovedale ASP in the broader provincial and regional context, while *Figure 2: Plan Context* defines the Grovedale ASP plan boundary and provides a local context. The Grovedale ASP consists of approximately 46,394 hectares of land with the Centralized Living area being approximately 2,977.9 hectares in size.

The plan area contains the Hamlets of Landry Heights and Grovedale, and is approximately 8 km south of the City of Grande Prairie. See *Figure 1: Key Map* and *Figure 2: Plan Context* for further details.

The Grovedale plan area contains both titled and untitled lands, with a variety of natural and man-made features that create unique opportunities and constraints for future development. In response to these opportunities and constraints and the need to manage growth in a responsible fashion, Greenview identified the need to both guide future development and protect the natural amenities offered by the surrounding landscape.

The Grovedale Area Structure Plan (ASP) is intended to provide direction for future growth and development within the plan area, in conjunction with the goals, objectives and policies outlined within Greenview's Municipal Development Plan.

The Grovedale ASP provides a long-term framework for development with a 50-year vision, while accommodating in excess of 50 years of growth.

The Grovedale ASP will act as a foundation for future plans and studies, such as Minor Area Structure Plans, municipal infrastructure reports, and off-site levies.

### 1.1 Conformance & Process

#### 1.1.1 Municipal Government Act

The Grovedale ASP has been prepared in accordance with Section 633(1) of the Municipal Government Act, which establishes the minimum requirements for Area Structure Plans in Alberta, and addresses other matters considered as necessary by the Greenview Council.

#### 1.1.2 Greenview Municipal Development Plan

The Greenview Municipal Development Plan (MDP) was adopted September 21, 2016. The Grovedale ASP is in alignment with the objectives and policies of the Municipal Development Plan. The proposed Central Living area is in alignment with Section 5 of the

MDP, which accommodates the future expansion of the Hamlets of Grovedale and Landry Heights and encourages commercial, industrial and institutional uses to locate in these centres by fostering sustainable growth and a desirable lifestyle in a livable, safe and walkable community environment.

### **1.1.3 Upper Peace Regional Plan**

The boundary of the Upper Peace Regional Plan is based upon the major watershed in the region while being aligned to best fit with the boundaries of municipal districts and counties. This plan will include Greenview, as well as numerous other municipalities that fall within the watershed. This plan was prepared prior to the creation of the Upper Peace Regional Plan by the provincial government.

If any policies in this plan are in conflict with the policies of the Upper Peace Regional Plan, the latter shall take priority. This plan should be reviewed (and if necessary, amended) once the Upper Peace Regional Plan is approved by the Government of Alberta to ensure that it is consistent with the policies and concepts contained in the regional plan. As of January 2017, no work has commenced on the preparation of the Upper Peace Regional Plan.

### **1.1.4 Historical Resources**

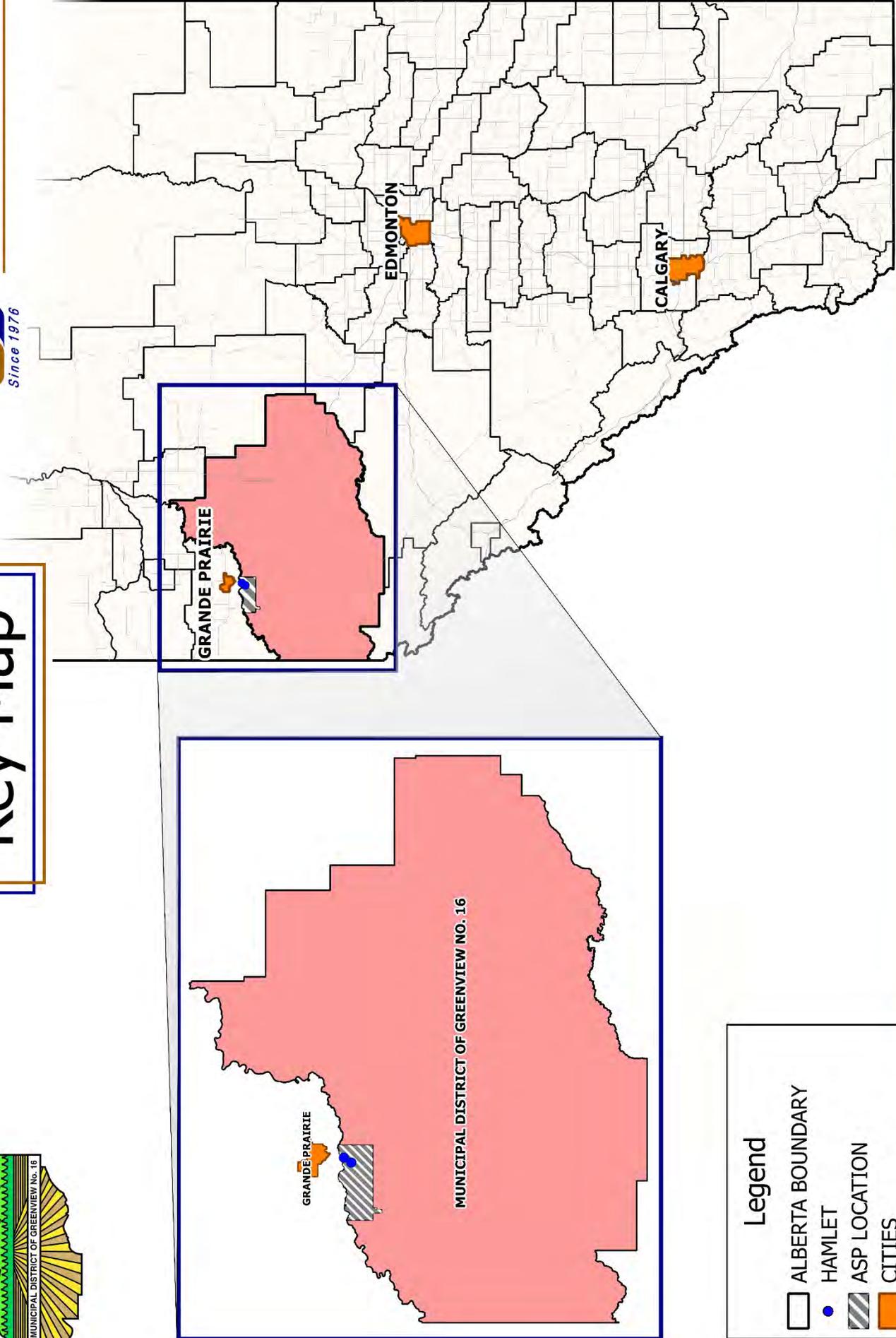
The plan area's proximity to the Wapiti River and the presence of significant natural areas increases the likelihood that it may be home to historical or archaeological resources, such as settlement structures, buried artefacts, and fossilized remains. Lands within the plan area are identified on the Provincial *Listing of Historic Resources* as prepared by Heritage Division of Alberta Culture and Tourism. Prior to further detailed planning and subdivision and development within the plan area, approvals must be sought from Alberta Culture and Tourism to ensure that, if present, these resources can be properly preserved and protected by qualified professionals.

### **1.1.5 Community Consultation**

Community outreach has played a significant role in the preparation of the Grovedale Area Structure Plan, with the intent of having members of the community help guide the development of the plan. Consultation has consisted of meetings with the public, online surveys, as well as the establishment of a Citizens' Advisory Panel.



# Key Map



**Legend**

- ALBERTA BOUNDARY
- HAMLET
- ASP LOCATION
- CITIES
- MD OF GREENVIEW No.16
- RURAL MUNICIPALITY

**FIGURE 1: Key Map**



## 2 Existing Land Use

### 2.1.1 Green & White Areas

The plan area consists of settled (White Area) and unsettled (Green Area) lands which have been defined by the Crown. See *Figure 3: White & Green Areas* for details. The White Area is the settled portions of the Province, while the Green Area is the unsettled (and largely forested) portion of the Province. The jurisdiction for the Green Area falls with the Crown, with all public lands being managed by the Province of Alberta.

A variety of activities occur within the Green Area, such as: recreational activities; agricultural activities including livestock grazing; natural resource extraction (sand and gravel), oil and gas, forestry; and heavy industrial activities.

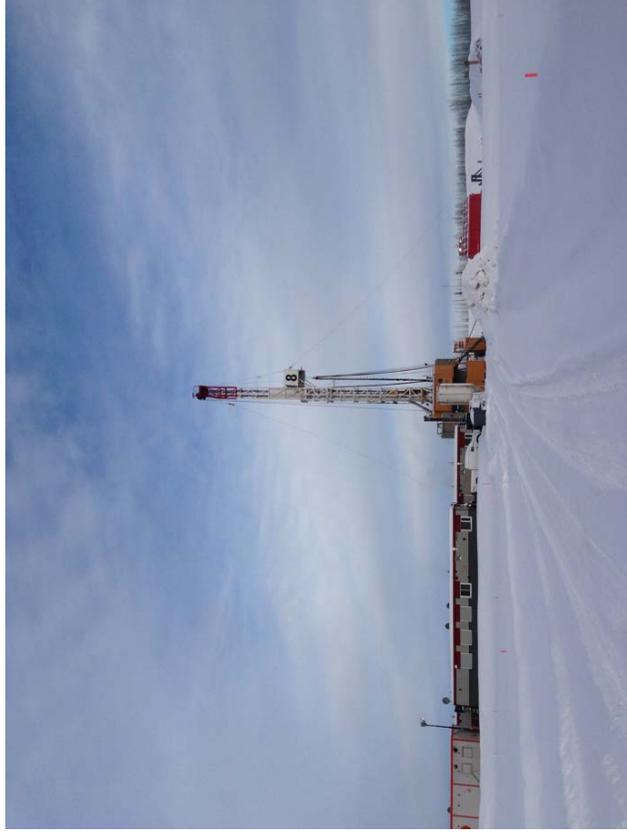
Adherence to Section 8 of the MDP will ensure that the interests of Greenview within the plan area are addressed.

### 2.1.2 Natural Resource Extraction

Within the plan area are several sites where natural resources are extracted, including oil and gas wells operated by private businesses (both on private and public land), and aggregate and mineral extraction facilities operated by both private and public entities. The extraction of natural resources is a provincially regulated industry, municipalities typically have little control over where these sites may be developed or how they may operate, particularly those operations related to the oil and gas sectors.

Existing oil and gas facilities are identified in *Figure 4: Existing Oil and Gas Facilities*.

The role of Greenview in planning for natural resource extraction activities in the plan area is to ensure that future developments, at minimum, adhere to Alberta Energy Regulator's recommended setbacks from these activities, in order to limit land use conflicts in the future.



### **2.1.3 Residential**

The single family dwelling is the primary form of housing throughout the plan area, and is found in:

- Single family residential parcels subdivided from an agricultural quarter section;
- Farmsteads;
- Aspen Grove Country Residential;
- Multi-lot Country Residential Subdivisions; and
- The Hamlets of Grovedale and Landry Heights.

The greatest concentration of housing is located in the Hamlets of Landry Heights and Grovedale.

### **2.1.4 Commercial & Industrial**

Commercial development is limited to the Hamlet of Grovedale and currently consists of two general stores, which provide a variety of goods and services.

Industrial development is located throughout the plan area. Light industrial activities with minimal impacts on the surrounding land uses can be found within and adjacent to the Hamlet of Grovedale. Greenview's Grovedale Office [is located] within a light industrial area to the north of the Hamlet of Grovedale.

Heavy industrial activities are located along Highway 40 and consist of those industries related to the oil and gas sectors and the forestry sector. The largest single industrial activity within the plan area is directly related to the forestry sector and can be found on the east side of Highway 40 north of the intersection of Township Road 700 and Highway 40.

### **2.1.5 Recreational**

A variety of recreational facilities exist within the plan area; these include: O'Brien Provincial Park, Big Mountain Creek Provincial Recreation Area, Grovedale Fish Pond, as well as, Grovedale Golf & Country Club and the Nitehawk Year-Round Adventure Park, both of which are privately owned. Examples of recreational activities available (at select locations) are:

- Day use sites;
- Fishing;
- Gravity Mountain Biking Park;
- Hiking;
- Swimming;

- Snowboarding and Skiing (cross-county and downhill);
- Luge Track and Freestyle Water Ramp
- Snow shoeing;
- Off Highway All-terrain Vehicle Riding;
- Snowmobiling;
- Recreational Vehicle camping; and
- Golfing.





# Plan Context



**Legend**

- ASP BOUNDARY
- CENTRALIZED LIVING BOUNDARY
- HAMLETS
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD
- RIVER / STREAM

**FIGURE 2: Plan Context**



Note: This map is for reference purposes only

# White and Green Areas

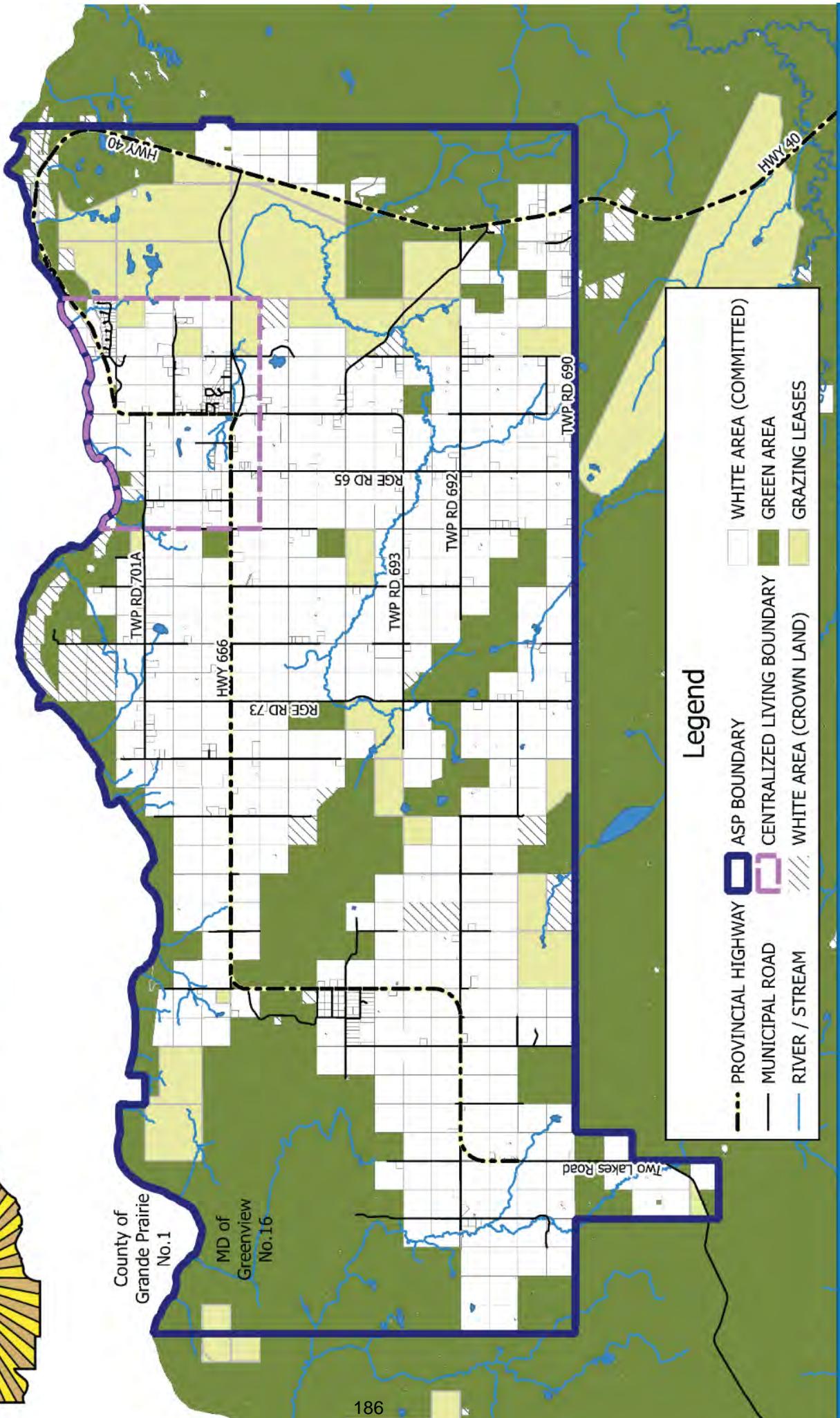
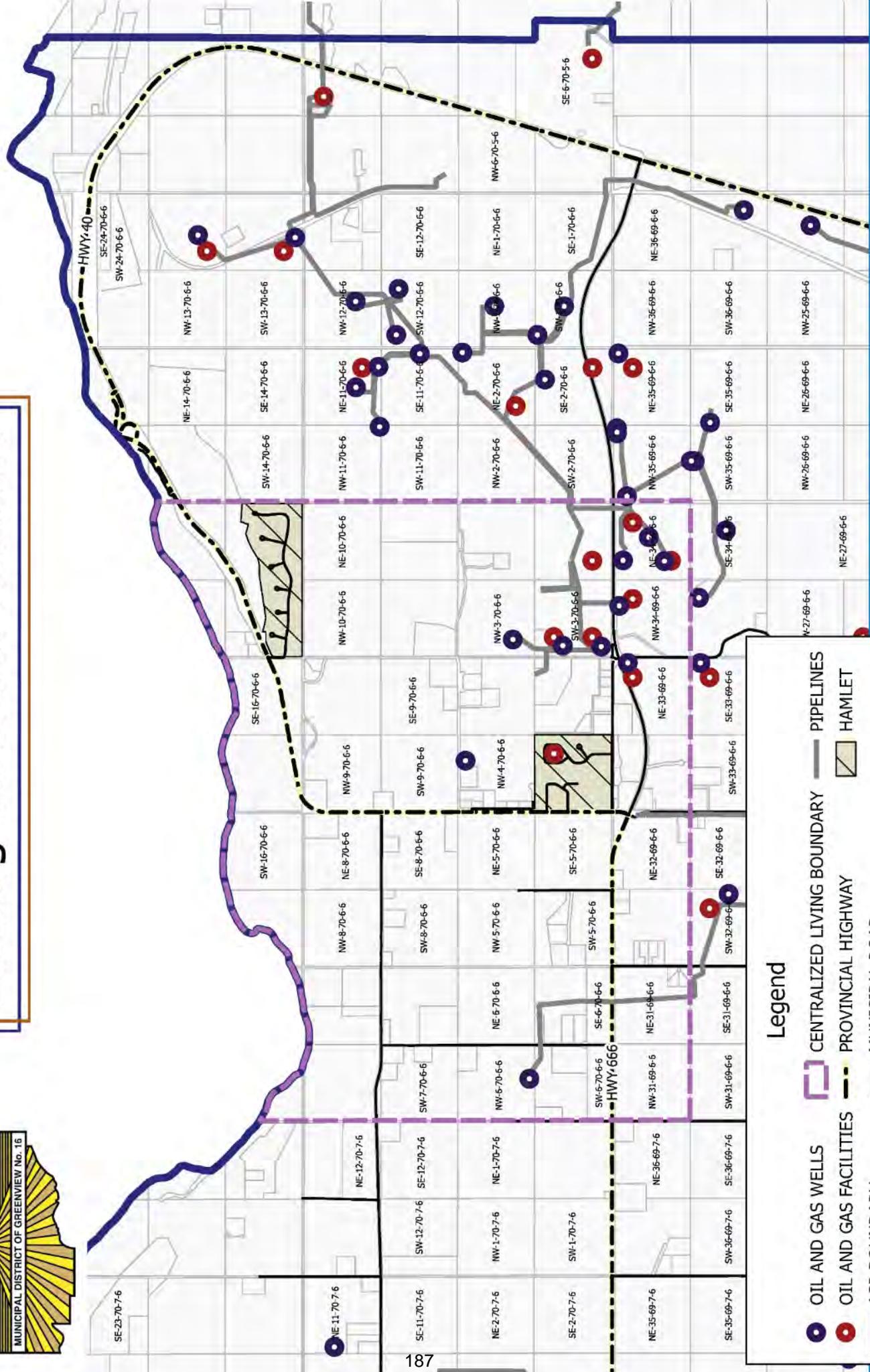


FIGURE 3: White and Green Areas

Note: This map is for reference purposes only



# Existing Oil & Gas Facilities



**Legend**

- OIL AND GAS WELLS
- OIL AND GAS FACILITIES
- ASP BOUNDARY
- CENTRALIZED LIVING BOUNDARY
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD
- PIPELINES
- HAMLET

**FIGURE 4: Existing Oil and Gas Facilities**



Note: This map is for reference purposes only

## 2.2 Environmental Conditions

### 2.2.1 Wapiti River

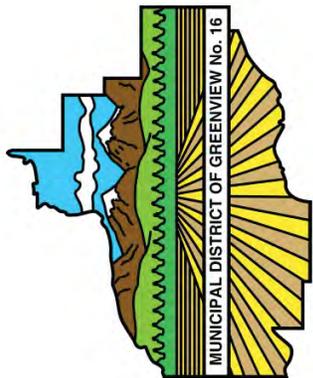
The Wapiti River is the primary feature in the local landscape, with it and its tributaries being environmentally significant. The Wapiti River is a source of recreational and employment opportunities, along with the water supply for neighbouring communities such as the City of Grande Prairie.

The Wapiti River is navigable and can be used by motorized and non-motorized watercraft. The shores of the Wapiti River are used for a variety of recreational opportunities, with O'Brien Provincial Park providing day use sites for picnicking and opportunities for biking, cross country skiing and snowshoeing.

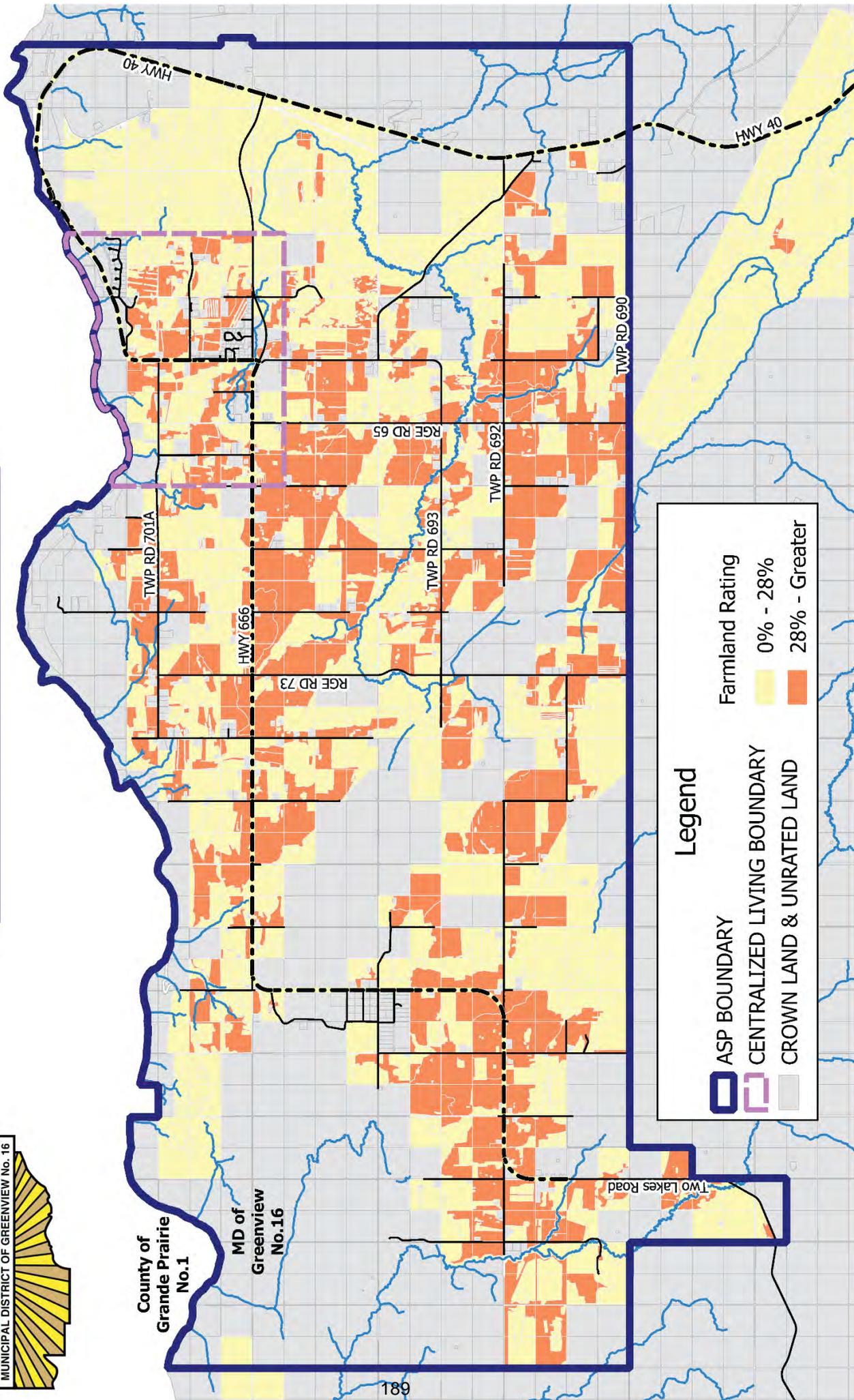
Aggregate resource extraction facilities are also located along the Wapiti River.

### 2.2.2 Farmland Rating

A detailed Farmland Assessment has been completed by Accurate Assessment on behalf of Greenview, for lands within the plan area, classifying lands into one (1) of two (2) categories based upon their capability to support agricultural activities. Lands with a Farmland Rating of 0% up to 28% are of lower quality and generally not as well suited for agricultural purposes, aside from pasture and grass, for a variety of reasons. Lands with a Farmland Assessment Rating of 28% or greater, are more suited for agricultural production and are considered Better Agricultural Land. Please see *Figure 5: Farmland Assessment* for further details.



# Farmland Rating



**Legend**

- ASP BOUNDARY
- CENTRALIZED LIVING BOUNDARY
- CROWN LAND & UNRATED LAND

**Farmland Rating**

- 0% - 28%
- 28% - Greater

**FIGURE 5: Farmland Assessment**



Note: This map is for reference purposes only

### 3 Vision & Guiding Principles

Greenview has prepared this Area Structure Plan as a means of clarifying, communicating and protecting its vision for future development within the plan area.

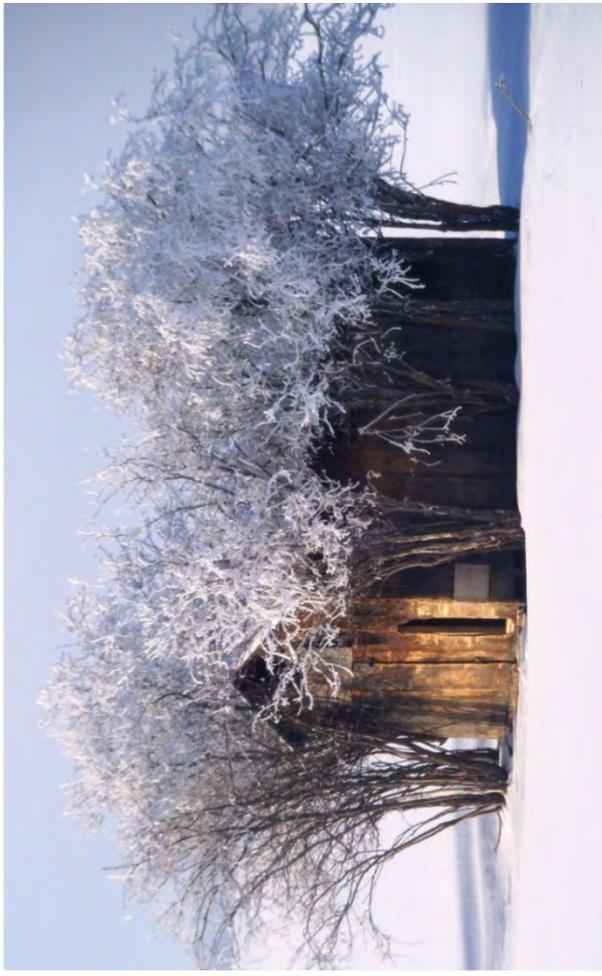
A centralized growth area with a small town feel is envisioned, which will be the focus of 50 years of future growth and development for the community and will provide a variety of goods and services for the local and regional population. Long term future growth and development of the plan area, and specifically the Centralized Living area, will promote a healthy, safe and pleasant community that is respectful of the local landscapes, while being based upon a foundation of sound land use planning, policies and practices.

The Vision and Guiding principles found below provide a basis and direction for the policies found within the remainder of the plan.

#### 3.1 Vision & Guiding Principles

##### 3.1.1 Vision

The Grovedale Plan Area is a unique place enriched by a mixture of cultural and river valley landscapes. The Plan strives to protect and preserve the 'small town' character of the hamlet setting while minimizing the loss of the current agricultural heritage and environmentally significant land by fostering sustainable growth and a desirable lifestyle in a livable, safe and walkable community environment.



### 3.1.2

#### Guiding Principles

##### Environmental

The natural environment, with its natural Wapiti River Valley landscape, water bodies, wetlands and forest stands, forms part of the regional ecosystem that allows for recreational activities and employment opportunities. Care must be taken to ensure that impacts on the natural environment are minimized.

##### Cultural and Social

Area residents share a cultural identity that is characterized by the current rural lifestyle, which should be promoted and encouraged by preserving and enhancing areas of local and regional significance; while providing opportunities for social and community interaction to encourage a small town community atmosphere.

##### Economic

A strong and vibrant community is supported by a strong and diverse local and regional economy. Historically important sectors such as agriculture, forestry and oil/gas inclusive of heavy industrial activities, should be supported and encouraged to expand through the use of new and innovative practices; while new opportunities associated with tourism, value added agriculture, green energy and manufacturing need to be fostered and nurtured in order to assist in creating a long term sustainable local economy.

##### Housing and Infrastructure

The housing needs of the community will be met by encouraging a variety of development options, while endeavouring to provide the supporting infrastructure for denser residential development that consists of an effective transportation network, a cost efficient sanitary system, a stormwater management system and a municipal water supply system.

### 3.2 Going Green

Environmental sustainability and stewardship are to be key building blocks for future growth and development within the Grovedale Plan Area, and more specifically the core of the community as defined in *Figure 7: Development Concept – Centralized Living*. Moving forward it will be necessary to preserve and possibly enhance existing natural features such as wetlands and tree stands, as well as take measures to minimize the footprint of development on the environment through:

- managing water consumption;
- reducing waste;
- limiting the impact on local air quality;

- facilitating green energy initiatives; and
- managing water runoff.

#### Policy

1. All future residential, commercial, industrial and institutional construction or renovations shall utilize low-flow plumbing fixtures.
2. Xeriscaping or low maintenance landscaping, should be incorporated into all future developments within the area designated as Centralized Living in order to reduce potable water consumption.
3. Rainwater harvesting shall be incorporated into all developments. Collected rainwater may be utilized for irrigation or other approved non-potable uses.
4. The transportation network shall be developed using Fused Grid and Complete Streets methods in order to create an environment that is both cyclist- and pedestrian-friendly, while discouraging the use of automobiles for local trips.
5. All residential, commercial, industrial and commercial developments should include electric car charging points for private or public use.
6. All future residential, commercial, industrial and institutional new construction or renovations should incorporate systems of generating renewable energy, such as solar panels, geothermal heating, or wind turbines.
7. Individual geothermal heating systems are encouraged for residential, commercial, industrial and institutional uses should a District Energy Sharing System not be developed in the Centralized Living Area or in areas where a District Energy Sharing System will not be developed.



8. Green roofs shall be incorporated into all new construction of commercial, industrial, institutional and multi-family residential developments.
9. The principles of Low Impact Development shall be incorporated into all developments throughout the plan area, particularly within the Centralized Living area, these are:
  - a. Preserve natural site features and utilize existing natural systems;
  - b. Focus on limiting and minimizing runoff;
  - c. Treat and control stormwater as close to the source as possible;
  - d. Create multifunctional landscapes that allow for the integration of stormwater management facilities into other elements of the development area; and
  - e. Implement public education and municipal maintenance programs, inclusive of pollution prevention strategies.
10. Low impact development techniques, such as: erosion and sediment control, bioswales, rain gardens, permeable pavement and box planters, green roofs, and on-site bioretention are to be incorporated into all developments.

## 4 Grovedale & Neighbourhood Framework

### 4.1 Development Concept

The Development Concept reflects the Vision and the Guiding Principles identified in Section 3.1, along with the outcomes from consultation with Greenview Council, Administration, community members and the Citizens' Panel.

The Plan is made up of two distinct areas: the Centralized Living Area and the Rural Area. The Centralized Living Area is the focus for future residential and compatible non-residential growth, while the Rural Area addresses all the lands outside of the Centralized Living Area. See *Figure 6: Development Concept – Plan Area and Figure 7: Development Concept – Centralized Living* for further details. A summary of the details associated with the land use concept can be found below:

#### **Agricultural**

Agricultural activities continue to play an important role in the plan area, now and into the future, with activities ranging from cultivation of foraging crops, keeping of livestock, and maintenance of grazing pastures. In addition to agricultural operations, a limited amount of housing is also contemplated.

#### **Aspen Grove Country Residential**

The country residential community of Aspen Grove, located to the west of Highway 666, will continue to provide a community-oriented housing option on the west side of the plan area. Further expansion of this country residential area is not contemplated, while intensification of the currently developed area is a possibility.

#### **Commercial**

Commercial lands have been identified in locations that will support the local community as well as the travelling public and have situated in order to allow for easy access and visibility from the local and regional road network.

Commercial lands will consist of the Service Commercial area as well as the Village Commercial area along Main Street.

#### **Crown Land**

Crown Land falls under the jurisdiction of the Province of Alberta and may be utilized for a variety of activities, such as, recreation, forestry, oil and gas activity, resource extraction, livestock grazing or other agricultural operations.

#### **Educational Sites**

New school sites have been identified to serve the future residential population within the plan area and region in addition to the existing Pension School. The conceptual, centrally located, school sites consist of two elementary (Kindergarten to Grade 9) schools and a high school.

### **Estate Residential**

Estate Residential land use is a large lot suburban form of development that balances rural living - primarily the need for space and privacy - with urban characteristics, such as municipal water and wastewater servicing.

### **Heavy Industrial**

Heavy Industrial development is a valuable contributor to both the local community and the regional economy and will continue to be supported in designated areas.

### **Light Industrial & Business Industrial**

Light industrial and business industrial development will play an important role in the community, acting as employment centres for future residents.

### **Parks & Open Space**

A centralized park has been identified within the Centralized Living Area to act as a focal point for the community and is anticipated to be intricately connected to development within the Village Centre; acting as an extension of the main street or village square.

A linear open space has been identified north of the Hamlet of Grovedale and will act as a buffer between business industrial activities and anticipated future residential uses.

### **River Valley Residential**

River Valley Residential lands have been identified to the north of Township Road 701A and will provide an

alternative to more compact development by accommodating large lot multi-lot country residential subdivisions that are privately serviced, and accessed by an internal local road network. Future development will need to be sensitive to the natural environment given the proximity to the Wapiti River.

### **Small Scale Agriculture**

Small-scale Agriculture land use is an opportunity for agricultural operations to be located in such a fashion so as to minimize the impact on agricultural lands while maximizing the use of impacted agricultural lands. A variety of small-scale agricultural operations, from rearing of livestock, growing produce, apiaries and u-pick berry operations are encouraged.

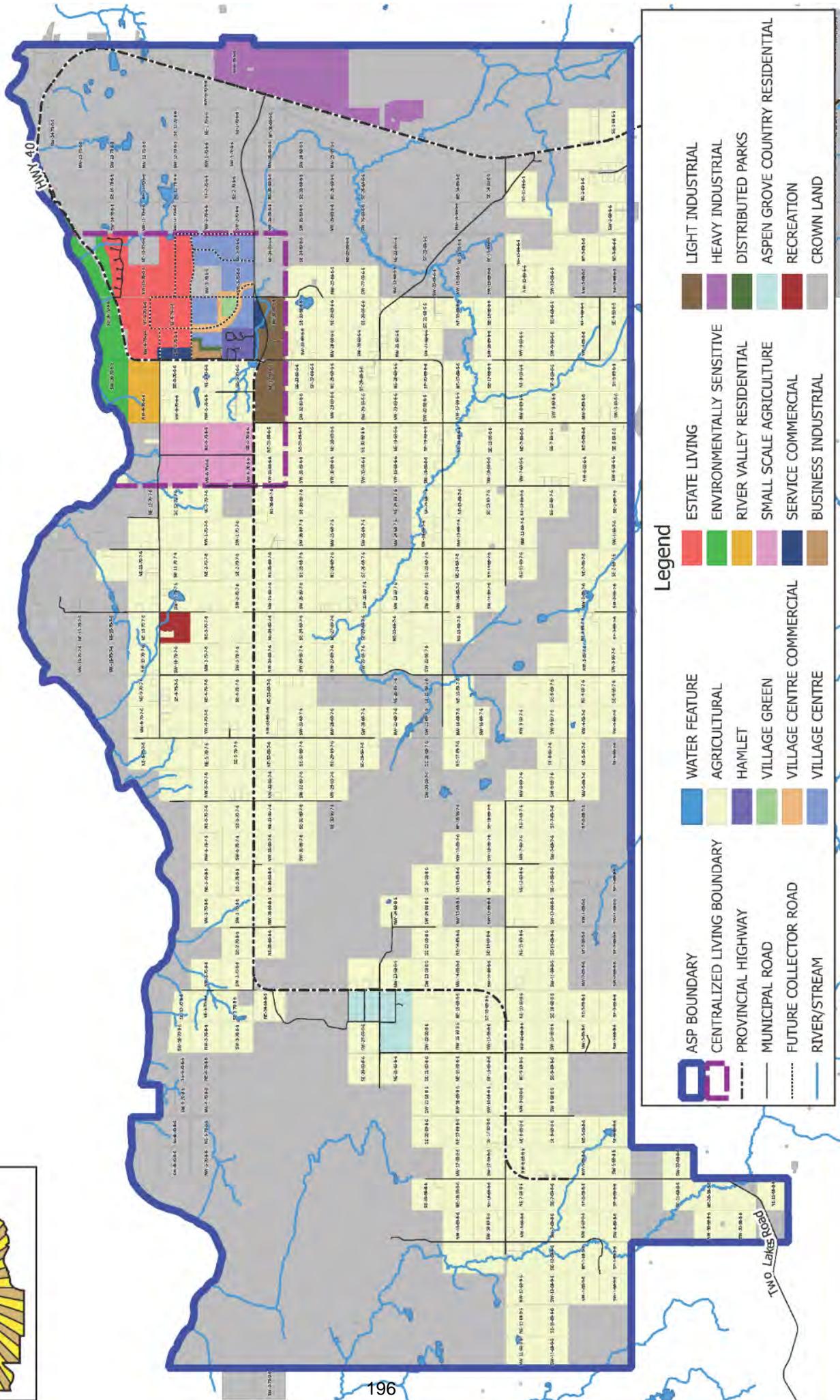
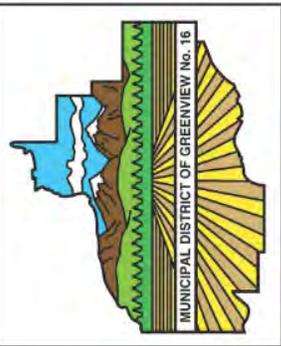
### **Trails**

The trail network will connect future development and parks/open spaces with existing community spaces within the plan area; while extending to O'Brien Provincial Park and the trail network proposed for the Wapiti River Valley.

### **Village Centre**

The Village Centre will be the focus area of the Centralized Living Area and the Grovedale ASP plan area. It is intended to be vibrant and urban in nature, yet have a small town feel, with a main street/village square at its heart. The Village Centre will be mixed use in nature, pedestrian oriented and will accommodate a variety of uses and activities.

# Development Concept



**FIGURE 6: Development Concept**

Note: The Development Concept is a conceptual framework intended to guide future land use patterns within the Grovedale ASP area, and is not meant to be interpreted on a site specific basis. Areas are approximate and generalized.

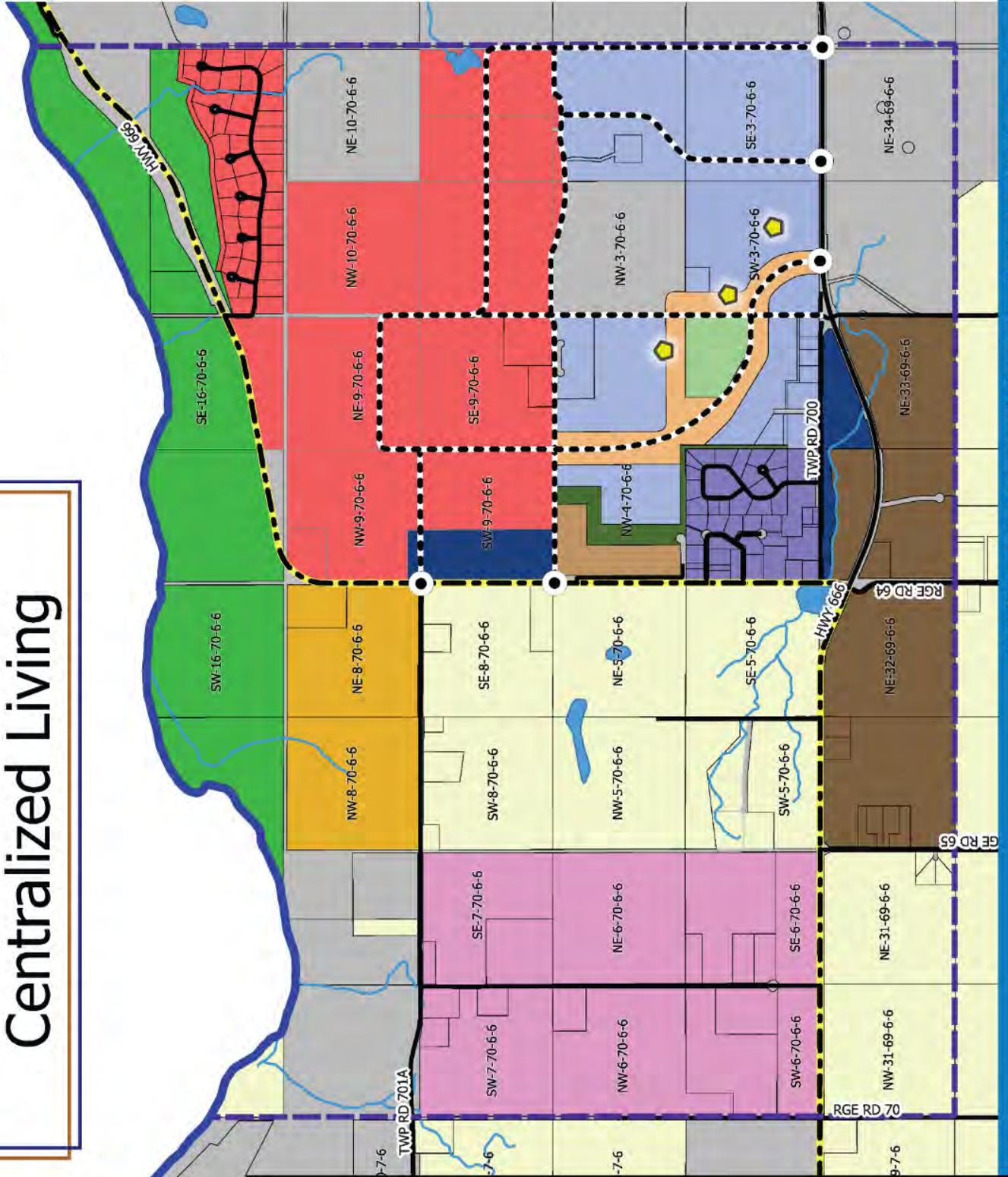


# Development Concept - Centralized Living



## Legend

- INTERSECTIONS
- ◆ POTENTIAL SCHOOL SITE / INST
- ▭ CENTRALIZED LIVING BOUNDARY
- ▭ ASP BOUNDARY
- ▭ PROVINCIAL HIGHWAY
- ▭ MUNICIPAL ROAD
- ▭ FUTURE COLLECTOR ROAD
- ▭ RIVER/STREAM
- ▭ WATER FEATURE
- ▭ AGRICULTURAL
- ▭ VILLAGE GREEN
- ▭ HAMLET
- ▭ VILLAGE CENTRE
- ▭ VILLAGE CENTRE COMMERCIAL
- ▭ ESTATE LIVING
- ▭ ENVIRONMENTALLY SENSITIVE
- ▭ RIVER VALLEY RESIDENTIAL
- ▭ SMALL SCALE AGRICULTURE
- ▭ SERVICE COMMERCIAL
- ▭ BUSINESS INDUSTRIAL
- ▭ LIGHT INDUSTRIAL
- ▭ DISTRIBUTED PARKS
- ▭ CROWN LAND



**FIGURE 7: Development Concept - Centralized Living**

Note: The Development Concept is a conceptual framework intended to guide future land use patterns within the Grovedale ASP area, and is not meant to be interpreted on a site specific basis. Areas are approximate and generalized

## 4.2 Rural Life

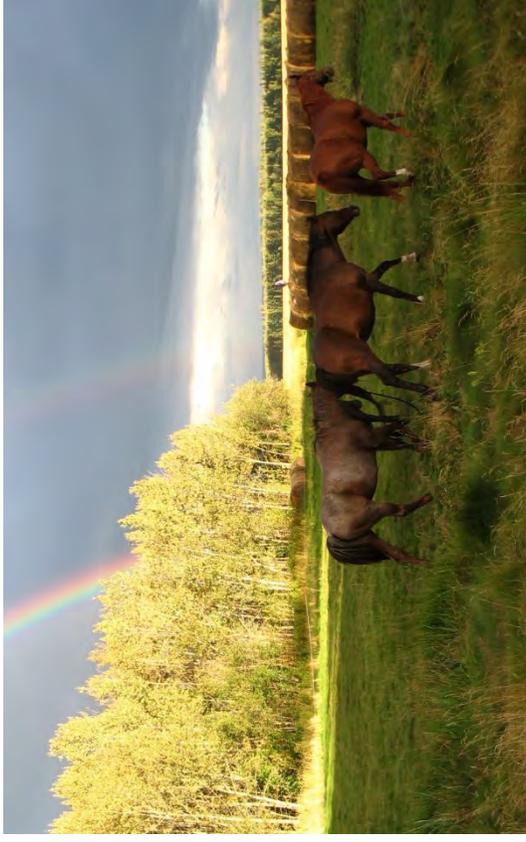
### 4.2.1 Farmsteads & Rural Living

#### Intent

Living in a rural setting is a popular choice for many individuals, whether you are a farmer that lives on and works the land or a non-farmer seeking to live in the tranquility of the countryside. Rural residential living, be it on a farmstead or not, will continue to be supported within the plan area, while ensuring that agricultural lands and operations are minimally impacted.

#### Policy

1. A maximum of four (4) subdivisions from an un-subdivided quarter section may be possible.
2. Subdivisions on lands designated as Agriculture, for non-agricultural/residential purposes, shall have a minimum lot size of 1.21 hectares (3.0 acres) and maximum lot size of 2 hectares (4.94 acres).
3. Non-agricultural/residential lots shall be located so as to minimally impact agricultural operations.
4. Residential development on agricultural parcels shall be located in such a manner so as to minimize the development's impact on agricultural operations.
5. "Small Holdings" or "Minor Agricultural Pursuit" subdivisions of greater than 2 hectares (4.94 acres) and less than 32 hectares (80 acres) are discouraged within the plan area.
6. A minimum sixty-one (61) metre setback shall be provided from the upper bank of the Wapiti River Valley to a new property boundary in order to assist in protecting the integrity of the river valley.



#### 4.2.2 Aspen Grove Country Residential

##### Intent

The Aspen Grove Country Residential area will continue to play an important role in the western portion of the plan area as an established rural neighbourhood. Though expansion of Aspen Grove is not considered at this time, further intensification may be accommodated in order to capitalize on existing municipal road infrastructure.

##### Policy

1. Redevelopment and further subdivision of existing lots is encouraged where: minimum lot sizing can be achieved in accordance with the Greenview Land Use Bylaw, direct access to the internal/local road network can be provided and private water and wastewater systems can be accommodated.

#### 4.3 Centralized Living

##### 4.3.1 Small Scale Agriculture

##### Intent

The Small Scale Agriculture area is intended to facilitate the development of a variety of small scale agricultural operations not requiring extensive amounts of land in a centralized area, so as to minimize the impacts on more traditional agricultural lands and operations. These small scale agricultural operations can consist of anything from the rearing livestock, produce production, apiaries to u-pick operations, and are generally not the primary income source for the resident.

##### Policy

1. The nature and form of development is not compatible with confined feeding operations, as such they are discouraged.
2. Individual lots within multi-lot subdivisions are to be privately serviced.
3. Access to lots within multi-lot subdivisions shall be from the internal subdivision roads.
4. Lots within multi-lot subdivisions shall range in size from a minimum of 1.21 hectares (3 acres) to a maximum of 4 hectares (9.88 acres).

5. Multi-lot subdivisions shall have a maximum lot density of 0.5 units/gross hectare and a minimum lot density of 0.25 units/gross hectare.
6. A diverse range of agricultural operations is encouraged, provided that they do not adversely impact adjacent landowners.

#### 4.3.2 River Valley Residential

##### Intent

The River Valley Residential area allows for the development of a context sensitive traditional country residential housing option consisting of large lot, multi-lot, privately serviced, residential subdivisions within close proximity to the Wapiti River Valley and urban services, while offering an alternative to more compact urban and suburban living found elsewhere within the Centralized Living Area.

##### Policy

1. Subdivision design must have regard for the Wapiti River Valley and be context sensitive given the proximity of the Wapiti River and potential geotechnical constraints.
2. A setback with a minimum depth of sixty-one (61) metres shall be provided from the upper bank of the Wapiti River Valley in order to assist in protecting the integrity of the river valley and shall be defined during the preparation of Minor Area Structure Plans by a qualified professional.
3. Expansion of the Wapiti River trail system shall be provided as part of any multi-lot subdivision in order to ensure connectivity to the broader trail network.
4. Individual lots within multi-lot subdivisions are to be privately serviced; however, communal servicing options may be considered at the discretion of Greenview.
5. Lots within multi-lot subdivisions shall range in size from a minimum of 1.21 hectare (3 acres) to a maximum of 2 hectares (4.94 acres).
6. Multi-lot subdivisions shall have a maximum lot density of one (1) unit/gross hectare and a minimum lot density of 0.5 units/gross hectare.

### 4.3.3

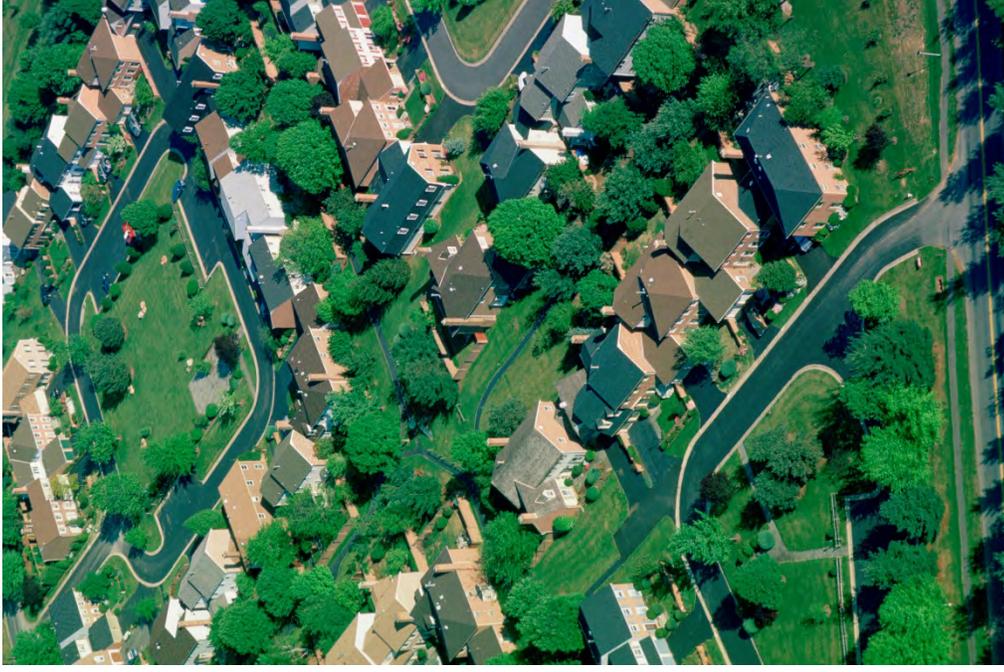
#### Estate Living

##### Intent

The Estate Living area will provide housing options that blend both rural and urban characteristics on larger suburban lots. Development within the area will balance the desire for privacy and space with urban features, such as, a diversity in housing form and a municipal water and wastewater system.

##### Policy

1. In order to provide diversity and choice, future residential lots may range between a minimum lot size of 0.1 hectare (0.25 acres) and a maximum lot size of 0.40 hectares (1 acre).
2. Multi-lot residential subdivisions shall have a maximum of six (6) units/gross hectare (2.4 units/gross acre).
3. A variety of housing styles may be considered, from semi-detached to stacked row housing, where it can be demonstrated that the housing form blends seamlessly with the surrounding single detached housing form.
4. Traditional suburban “cul-de-sac and loop” road networks are discouraged in favour of a curvilinear road network that balances accessibility and mobility with the need to discourage “thru traffic”, by the use of crescent streets, loop lanes and planting islands.
5. Expansion of a walking trail system shall be provided as part of any multi-lot subdivision in order to ensure connectivity to the broader trail network.
6. The intensification and redevelopment of lots within the Hamlet of Grovedale and Hamlet of Landry Heights is encouraged should municipal water and wastewater services become available.



#### 4.3.4 Village Centre

##### Intent

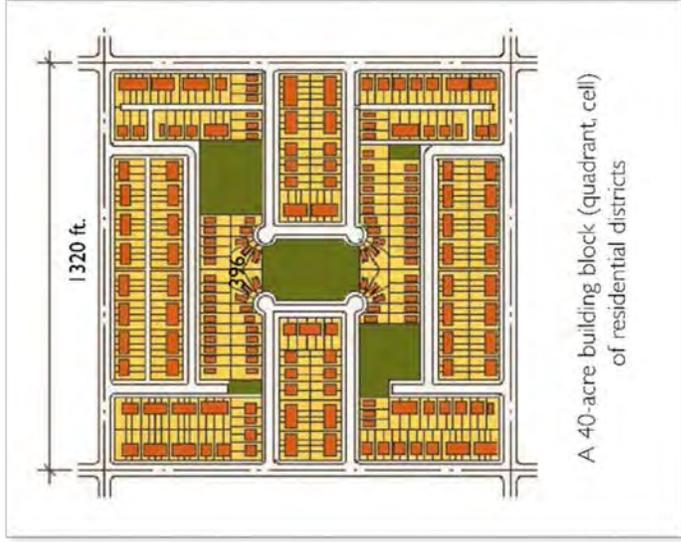
The Village Centre will be the focus area of growth within the plan area and is to be vibrant and urban in nature, yet retain a community focused and small town feel. The Village Centre will be mixed use in nature, pedestrian oriented and accommodate a variety of uses and activities in order to cater to a variety of individuals throughout their lives. A central feature of the Village Centre will be the Village Green and Main Street, providing opportunities for shopping and community gatherings.



##### Policy

1. The development pattern shall reflect a Fused Grid Design in combination with a Main Street and Village Green, which will be the focal points of the Village Centre.
2. Development along the Main Street and surrounding the Village Green shall be higher density and mixed use in nature, ranging from two to six storeys and consisting of a combination of ground oriented commercial uses and residential uses on upper storeys.
3. Development along the main street and surrounding the Village Green shall be oriented toward the street and the Village Green, providing for a strong street edge; while also establishing a streetscape that promotes walkability and community interaction (such as wide sidewalks, benches, sidewalk cafes, planters, trees, bike racks, etc.).
4. Development within the Fused Grid quadrants shall consist of a variety of low and medium density housing options, with green spaces and walkways strategically located in order to ensure the walkability of the neighbourhood.
5. Local roads shall not traverse the entirety of a Fused Grid quadrant so as to discourage “thru traffic”.
6. Higher density, multi-storey developments should be located on the periphery of a Fused Grid quadrant along collector or arterial roadways, with lower density housing forms located towards the center of the quadrant.
7. A system of green spaces and paths shall be designed to encourage walkability and connectivity within each Fused Grid quadrant and the community as a whole.

8. Development is to proceed in a contiguous and logical fashion with municipal infrastructure being extended in an efficient and cost effective manner; leapfrog development is highly discouraged.
9. Density within the Village Centre for residential development shall range from 20 units/net hectare to 30 units/net hectare.
10. A variety of housing forms are encouraged throughout the Village Centre, including, single detached, semi-detached, row housing, cluster or courtyard based housing and multi-storey multi-family structures.



**A Fused Grid Quadrant Design Example**

**Source: Canada Mortgage and Housing Corporation. Residential Street Pattern Design. 2002**

11. Structures within the Village Centre, excluding those along Main Street and surrounding the Village Green, should be limited to no more than four storeys in order to promote a sense of scale geared towards the pedestrian, while at the same time ensuring a sense of place is maintained.
12. A variety of housing forms and ownership models are encouraged in order to allow for individuals of varying ages and financial capabilities to reside within the community.
13. In order to promote a vibrant and active community, future schools and educational facilities shall be located within the Village Centre and in close proximity to the Village Green.
14. Development within the Village Centre shall be fully serviced with water, wastewater and stormwater infrastructure.

#### 4.4 Land Use Statistics – Centralized Living Area

Land use statistics as well as unit and population estimates for the Centralized Living Area are detailed in *Table 1: Land Use Statistics – Centralized Living Area* and *Table 2: Unit & Population Estimates – Centralized Living Area* respectively. Land use areas are presented based upon a gross developable area, with unit and population estimates also being calculated based upon gross development areas.

It is anticipated that 1829.4 ha (4,518.6 ac) of land will be available for the development of residential and mixed commercial/residential purposes within the Centralized Living Area. Given the amount of potentially developable land within the Centralized Living Area it is anticipated that a total of 10,994 residential units, ranging from single family housing to row housing to apartment units, may be accommodated, resulting in a total residential population of 29,682.

<b>Grovedale Area Structure Plan</b>		
Land Use Statistics - Centralized Living Area		
	<b>Area (ha)</b>	<b>% GDA</b>
Gross Developable Area	2977.9	100%
Environmentally Sensitive	303.4	10%
Development Area	2674.5	90%
Existing Development Areas		
<i>Estate Living (Landry Heights)</i>	67.7	2%
<i>Hamlet (Grovedale)</i>	57.6	2%
<i>Agricultural</i>	541.8	18%
<i>Crown &amp; Untitled Land</i>	380.4	13%
<i>Business Industrial</i>	18.4	1%
<i>Light Industrial</i>	30.6	1%
<b>Total</b>	<b>1096.5</b>	<b>37%</b>
Proposed Development Areas		
<i>Village Centre</i>	273.1	9%
<i>Estate Living</i>	443.4	15%
<i>River Valley Residential</i>	128.1	4%
<i>Small Scale Agriculture</i>	387.9	13%
<i>Village Centre Commercial</i>	54.0	2%
<i>Service Commercial</i>	45.3	2%
<i>Light Industrial</i>	190.6	6%
<i>Village Green</i>	16.5	1%
<i>Distributed Parks</i>	12.2	0%
<b>Total</b>	<b>1551.0</b>	<b>52%</b>
<b>Total Developable Area</b>	<b>2647.5</b>	<b>89%</b>

**Note:** Gross land areas are utilized in calculating the land use statistics and do not exclude wetlands, natural areas, etc.

Table 1: Land Use Statistics - Centralized Living Area

<b>Grovedale Area Structure Plan</b>						
Unit & Population Estimates - Centralized Living						
	Area (ha)	Units/h <sup>a</sup>	# of Units	People/Unit	Projected Population	
Estate Living	443.4	6.00	2,660	2.7	7,183	
Village Centre & Village Centre Commercial	327.1	20.00	6,542	2.7	17,663	
River Valley Residential	128.1	1.00	128	2.7	346	
Small Scale Agriculture	387.9	0.50	194	2.7	524	
Agricultural	541.8	0.06	33	2.7	90	
<b>Total</b>	<b>1828.3</b>		<b>9,331</b>		<b>25,192</b>	
<i>Note: estimates are based on gross density (gross developable area).</i>						

Table 2: Unit & Population Estimates - Centralized Living

## 4.5 Commerce & Industry

### 4.5.1 Agriculture

#### Intent

Agricultural activities have played a strong role in the history of the plan area and have historically contributed to the local economy and the livelihood of residents. Through the preservation of agricultural lands and the diversification of agricultural activities, the agricultural sector will continue to be a strong presence in the community and the plan area, and will continue to play an ever important role in the expanding local economy.

#### Policy

1. Support the agricultural sector by supporting Right-to-Farm legislation.
2. Do not permit the use of agriculturally designated lands for non-agricultural related activities; such as, trucking operations, oilfield services, heavy equipment repair, etc., which would be more appropriately located in an industrial setting.
3. Discourage the subdivision and fragmentation of quarter sections; where the subdivision of an agricultural quarter section occurs, it shall be 80 acres in size (more or less) unless the portion of the lands to be subdivided are fragmented from the remainder of the quarter section via a natural or manmade feature, such as a watercourse, railway or municipal/provincial highway.
4. Support the development of agriculturally related industries.
5. Land uses that conflict with agricultural activities shall not be permitted.
6. Redesignation and rezoning of agricultural lands shall not be permitted to another land use classification, unless it is in conformance with the land use concept as defined within this plan.
7. Limit the expansion of existing non-agricultural uses and do not permit the establishment of new non-agricultural uses. Where non-agricultural uses occur on agricultural lands, work with the landowner to relocate those uses to a more suitable location.

8. Support the creation of home-based business that are small in scale and do not have a detrimental impact on surrounding lands.
9. Support the development and diversification of agribusinesses that are related to primary agricultural operations, such as, harvest festivals, farm-to-plate dinners, corn mazes, market gardens, farm stands, bed and breakfasts, value added agricultural products and other uses that support the continued development of the agricultural sector.
10. Encourage the retention of the natural landscape, such as tree stands and wetlands, as they provide an ecological benefit to the plan area.
11. Greenview will encourage the opportunity of converting Crown Lands into titled agricultural land in order to facilitate the expansion of agricultural operations within and in close proximity to the plan area.



#### 4.5.2 Village Centre Commercial

##### Intent

The Village Centre is the heart of the community, with Main Street and the Village Green being the focus for a vibrant commercial district where the community can come to shop, eat and play. The Main Street and Village Green are intended to be mixed use, balancing commercial and residential development so as to create a sense of place full of vibrancy and a unique sense of self, while also ensuring that the needs of the community and visitors are met.

##### Policy

1. Development along the Main Street and Village Green are to be human in scale and geared towards the pedestrian.
2. Commercial development is to range from two to six storeys with the ground floor being commercial in nature, while upper storeys may be either residential or commercial in nature.
3. A variety of commercial uses are encouraged, such as, restaurants, specialty retail, professional offices, etc.
4. Large scale and large format commercial uses are discouraged in their traditional big box formats.
5. Off-street parking is discouraged along Main Street and the Village Green; where off-street parking is required, it shall be adequately screened to the satisfaction of Greenview.
6. Ground oriented residential uses shall not be permitted along Main Street; however, they may be considered at the discretion of Greenview for the areas surrounding the Village Green.



7. Pedestrian access and connectivity to and from Main Street and the Village Green into the surrounding Village Centre shall be a priority.
8. Public spaces shall be incorporated along Main Street in order to encourage the congregation of people.
9. A commercial needs assessment shall be prepared prior to initiating any development or more detailed planning studies in order to further refine the amount of commercial development required along Main Street and the Village Green.
10. Urban design guidelines for Main Street and the Village Green shall be prepared by Greenview to ensure a consistent design approach for the hub of the Village Centre.

#### **Service Commercial**

##### **Intent**

Geared towards the traveling public and providing quick and accessible service to surrounding industry, the Service Commercial area is vehicle oriented in nature and focused on providing those services not typically suitable for a Main Street. The intent of the Service Commercial area is to augment and support the Village Centre Commercial area and not detract from it.

##### **Policy**

1. Commercial uses oriented to servicing the agricultural sector, oil and gas sector and the travelling public are to locate within the Service Commercial area.
2. Commercial activities will need to ensure adequate screening and buffering from adjacent residential lands, while at the same time provide opportunities for connectivity with surrounding land uses.
3. Development within the Service Commercial area shall not be mixed use and no residential component will be permitted.
4. At the discretion of Greenview, alternative methods of addressing water, wastewater and stormwater needs and management may be accepted in order to facilitate development in the interim until such time as full municipal water, wastewater and stormwater infrastructure is available.



5. Future development within the Service Commercial area shall be designed in a comprehensive fashion so as to ensure that the overall commercial area is developed in a functional manner.
6. Future development shall be held to a high aesthetic standard as the Service Commercial area is strategically located at one of the primary access points into the community. Landscaping and building facades shall be finished to the satisfaction of Greenview and will compliment adjacent development.
7. Access to the Service Commercial area shall not be from Highway 666 but from the local municipal road network.
8. A commercial needs assessment shall be prepared prior to initiating any development or more detailed planning studies in order to further refine the amount of commercial development required in the Service Commercial area.

#### **4.5.4 Business Industrial**

##### **Intent**

The Business Industrial area is geared towards accommodating industrial uses whose operations are primarily limited to within a building and require limited to no outdoor storage, providing a bridge for industrial uses that are not land intensive and require a higher level of servicing.

##### **Policy**

1. Residential uses shall not be permitted within the area designated for Business Industrial activities, in order to minimize land use conflicts.
2. Limited compatible non-industrial uses may be considered; however, commercial uses, such as retail, which rely heavily upon non-industrial traffic shall not be permitted within the Business Industrial area in order to minimize conflicts.

3. The Business Industrial area is located at one of the primary access points into the community and is highly visible; as such, development shall be held to a high aesthetic standard. Landscaping and building facades shall be finished to the satisfaction of Greenview and compliment adjacent developments.
4. Development within the area shall be compatible with surrounding non-industrial development. Buffering of business industrial uses from surrounding non-industrial uses shall be achieved through a combination of berms, tree planting and other landscaping measures to the satisfaction of Greenview.
5. Industrial uses shall ensure that all operations and nuisances are limited to the interior of an enclosed building.
6. Limited outdoor storage shall be accommodated provided that it is ancillary to the primary use occurring on a site and is screened from adjacent roadways and other land uses to the satisfaction of Greenview.
9. At the discretion of Greenview, alternative methods of addressing water, wastewater and stormwater may be accepted in order to facilitate development in the interim until such time as full municipal water, wastewater and stormwater infrastructure is available. The use of green technology is encouraged.



#### 4.5.5 Light Industry

##### Intent

Light Industrial development servicing the agricultural, forestry and oil and gas sector is focused in future industrial parks along the Highway 666 and Township Road 695A corridor in order to provide a local employment opportunity for residents, easy access to the regional and provincial road networks, and to promote synergies between industrial users while minimizing the impact on non-industrial land uses.

##### Policy

1. Support the development of (an) industrial park(s) to address a variety of industrial activities whose operations occur both inside and outside of an industrial building.
2. Nuisances resulting from the industrial operations shall be limited to the industrial operations site and not impact adjacent properties or land uses.
3. At the discretion of Greenview, future industrial park(s) or development may be partially serviced with municipal water and wastewater infrastructure through a combination of “trickle water” and a low-pressure sanitary system. Alternatively, and at the discretion of Greenview, private water and wastewater servicing may be allowed on an interim basis until such time as municipal infrastructure is made available. Upon municipal infrastructure being made available, industrial users shall be required to connect to the municipal system.
4. The internal/local road network shall be designed so as to ensure the ease of access to and the visibility of industrial parcels.
5. All industrial parcels shall be accessed from the internal local road network. Direct access to provincial highways or township and range roads shall not be permitted.
6. Encourage a wide range of parcel sizes in order to support the needs of various industrial users while at the same time allowing for the flexibility to size industrial parcels as necessary to meet the varying needs of industrial users.
7. Landscaping and buffering to the satisfaction of Greenview shall be required for all industrial developments in order to create an aesthetically pleasing industrial streetscape.

8. Landscaping and buffering to the satisfaction of Greenview shall be required along the Highway 666 and Township Road 695A corridor in order to present a visually appealing entry into the community.
9. A trail and park system shall be developed within the industrial area in order to provide for recreation opportunities for employees, as well as to provide for pedestrian and cyclist connectivity to the trail network in other areas of the community.
10. A stormwater management system shall be developed so as to allow for stormwater management ponds to be utilized as a source of fire suppression water and green space.

#### 4.5.6 Heavy Industry

##### Intent

Heavy industrial activity in both the forestry and oil and gas sector will continue to play an important and valuable contribution in the local and regional economy; as such, existing and future heavy industrial areas need to be protected in order to manage land use conflicts between heavy industrial and non-industrial activities while facilitating the growth and expansion of the heavy industrial sector.

##### Policy

1. Promote the continued growth and expansion of the heavy industrial sector along Highway 40.
2. Limit land use conflicts with non-industrial land uses by working with industry to minimize any off-site nuisances that may impact adjacent lands.
3. Work with the Crown to encourage that future heavy industrial development be completed in an environmentally sensitive manner.
4. Encourage synergies between industrial users by encouraging the Crown to limit industrial users to the areas defined for heavy industrial use.



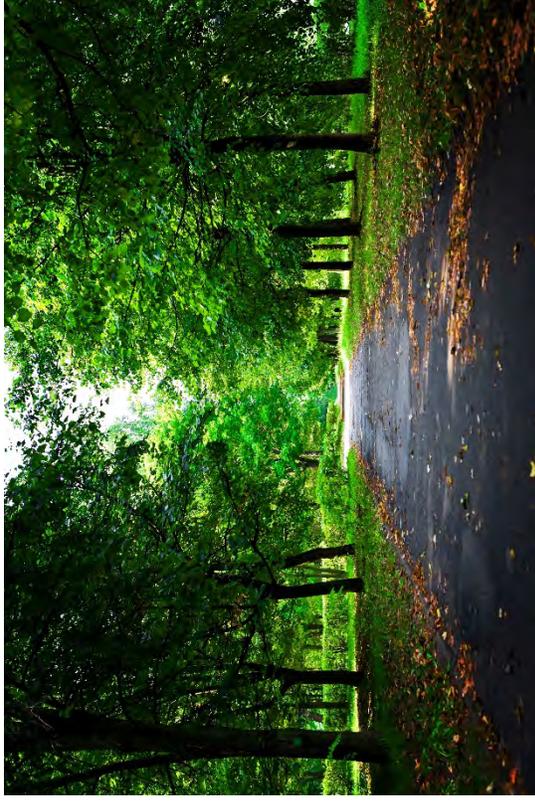
## 5 Trails & Open Space

### 5.1 Parks & Open Spaces

#### 5.1.1 Village Green

##### Intent

The Village Green is a central park and focal point for the community, acting as a hub for recreational and cultural activities. Along with commercial uses on its periphery, the possibilities for this space are endless. The Green will be intricately connected to the Village Centre, allowing for easy access to the Green, Main Street and beyond. It will not only act as an amenity space for residents but may also serve as a recreational space for future schools within the plan area.



##### Policy

1. Collaborate with provincial agencies in order to reclaim and repurpose the former wastewater lagoon for use as a public space.
2. Develop a long term plan for the use of the Village Green as a hub for recreational and cultural activities. Uses such as camping and recreational vehicle camping should be discouraged along with formal recreational spaces such as baseball diamonds or soccer pitches.
3. The Village Green shall be designed in order to facilitate year-round outdoor activities celebrating all seasons.
4. A system of trails through the Village Green shall be developed in order to encourage connectivity between activities along Main Street and other developments on the periphery of the Village Green.
5. The Village Green shall not have dedicated on-site parking in the form of a traditional parking lot; however, parking along the periphery of the Village Green may be accommodated in order to provide ease of access and use of the Village Green.

6. Limited and select minor commercial activities are encouraged to locate within the Village Green, such as a café with outdoor seating.

### 5.1.2

#### Distributed Parks

##### Intent

A system of distributed parks shall be incorporated into future residential, commercial and industrial development in order to provide opportunities for residents to play in formal and informal spaces and to connect with one another, while at the same time providing opportunities to connect future developments with each other. The distributed park system will be a crucial component of the design of the Village Centre and the fused grid road network, acting as local hubs within the community, while contributing to the social, mental, and physical well being of community residents.

##### Policy

1. A system of distributed parks, greenways and open spaces shall be incorporated into each development in accordance with the principles of developing a fused grid road network.
2. The distributed parks shall provide for opportunities to connect one fused grid quadrant with another.
3. The distributed parks shall consist of a combination of formal and informal park spaces, with uses such as community gardens, play spaces for children, skate parks or other features included.
4. Distributed parks may include a system of linear parks, which may act as a buffer between non-compatible uses, such as the linear park buffering the Business Industrial area from the Village Centre.
5. Along Main Street, a series of pocket parks or small plazas are encouraged in order to provide opportunities to bring people together in an urban setting and facilitate such activities as farmers' markets or a variety of pop-up events.



6. The maximum amount of municipal reserve, in accordance with provincial legislation, shall be dedicated by developers in the form of land. An alternative combination of land and/or cash-in-lieu for non-residential areas may be considered by Greenview, at their discretion, in order to facilitate the development of reserve areas as required.

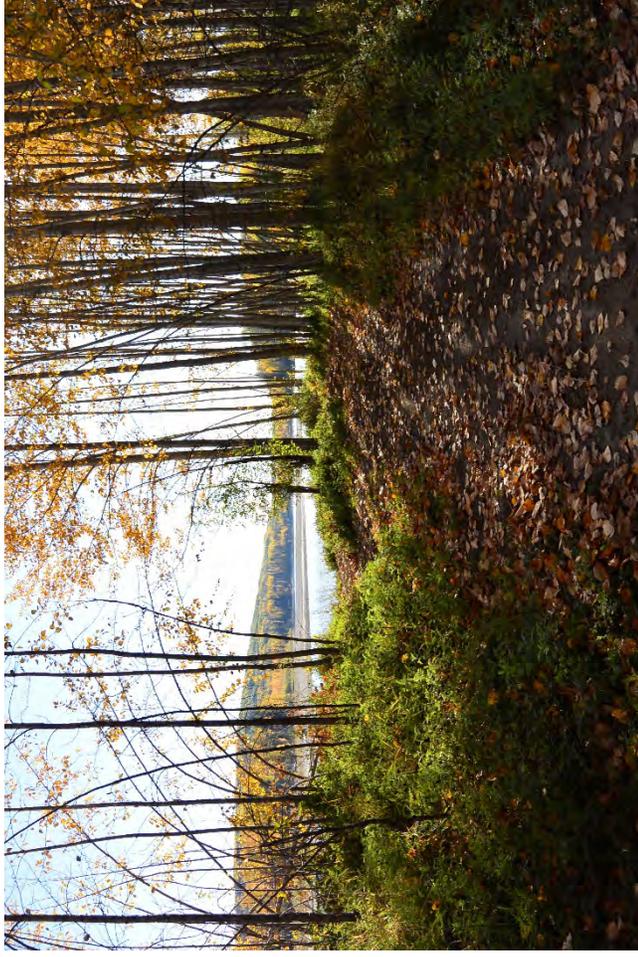
### 5.1.3 Green Spaces & Environmental Lands

#### Intent

Green spaces and environmental lands will constitute a critical component of the overall open space network in the community in conjunction with park spaces. Green spaces such as stormwater management facilities may act as features within the community, mimicking wetlands and providing opportunities to link together park spaces; while environmental features such as wetlands, watercourses or tree stands will continue to provide an ecological benefit to the plan area while also providing opportunities for improving connectivity within the community.

#### Policy

1. Where possible, stormwater management ponds and facilities should be developed to mimic a naturalized system while utilizing Low Impact Development techniques and principles.
2. Ensure that wetlands and other environmentally sensitive lands are protected and that development does not adversely impact their long term viability or their stability. Integrate wetlands and environmentally sensitive lands with municipal stormwater management facilities by utilizing Low Impact Development best practices.
3. Incorporate and integrate stormwater management infrastructure, wetlands and environmentally sensitive lands with structured park development.



4. Context sensitive trails, developed utilizing Low Impact Development principles, may be strategically incorporated into or adjacent to environmentally sensitive lands at the discretion of Greenview.
5. Specialized studies, such as but not limited to, a biophysical assessment or wetland assessment shall be completed by a registered Biologist in support of all developments in order to define environmentally sensitive lands.
6. A geotechnical assessment, completed by a suitably certified engineer, shall be prepared in support of all developments in order to define areas not suitable for development purposes.
7. As required by Greenview, a slope stability study shall be completed for all developments in close proximity to or where steep slopes exist, Development within areas of steep slopes shall be limited and shall be at the discretion of Greenview.
8. Limit development within the Wapiti River corridor, with its steep and treed slopes, to uses such as trails which shall be designed in accordance with Low Impact Development standards and as per specialized supporting studies such as a geotechnical assessment.
9. At the discretion of Greenview, Nitehawk Year-Round Adventure Park may expand its operations if they are able to demonstrate that any proposed expansion shall be completed in an environmentally sensitive fashion and not adversely impact the local environment.
10. Low Impact Development (LID) techniques shall be utilized in an effort to minimize the impact of development on the natural hydrology of the area by attempting to manage stormwater close to its source; these techniques may consist of, but are not limited to: Rain Gardens, Bioswales, Permeable Pavement, Box Planters, Natural Drainage Ways, or Green Roofs.

## 5.2 Trails

### 5.2.1 Primary Network

#### Intent

The primary trail network, conceptually identified in *Figure 8: Existing and Future Trails* will act as the principal trail corridor within the area, connecting together such features as the proposed Village Green and Main Street, Grovedale Community Hall, O'Brien Provincial Park, the Wapiti River Valley and the Grovedale Fish Pond with future planned communities. The primary trail network will act as a spine serving a broad area to which the secondary trail network will connect; thereby, providing connectivity throughout the community and beyond.

#### Policy

1. The primary trail network shall be designed to discourage the use of motorized off-road vehicles such as All Terrain Vehicles (ATVs) and snowmobiles, so as to avoid conflicts with pedestrians and non-motorized vehicles.
2. The primary trail network has been conceptually identified within this document. Further detailed work is required in order to delineate the ultimate location of the primary trail network.
3. The trail network shall be designed using Low Impact Development techniques in order to improve and potentially reduce stormwater runoff and assist in enhancing any environmental features within the plan area.
4. Where feasible, the trail network should run along the edge of environmental features, while taking steps to ensure impacts on the environmental features are minimized.
5. The trail network shall be integrated with the parks and open space system.



6. Where feasible, pocket parks shall be incorporated into the trail network so as to provide opportunities for trail users to passively enjoy significant environmental features such as wetlands or the Wapiti River.
7. At the discretion of Greenview and in accordance with Provincial legislation, trails may be incorporated within land designated as environmental reserve.
8. The primary trail network shall be designed to primarily serve the Centralized Living Area, while also extending to other key recreational features in the plan area such as the Grovedale Fish Pond.

### 5.2.2 Secondary Network

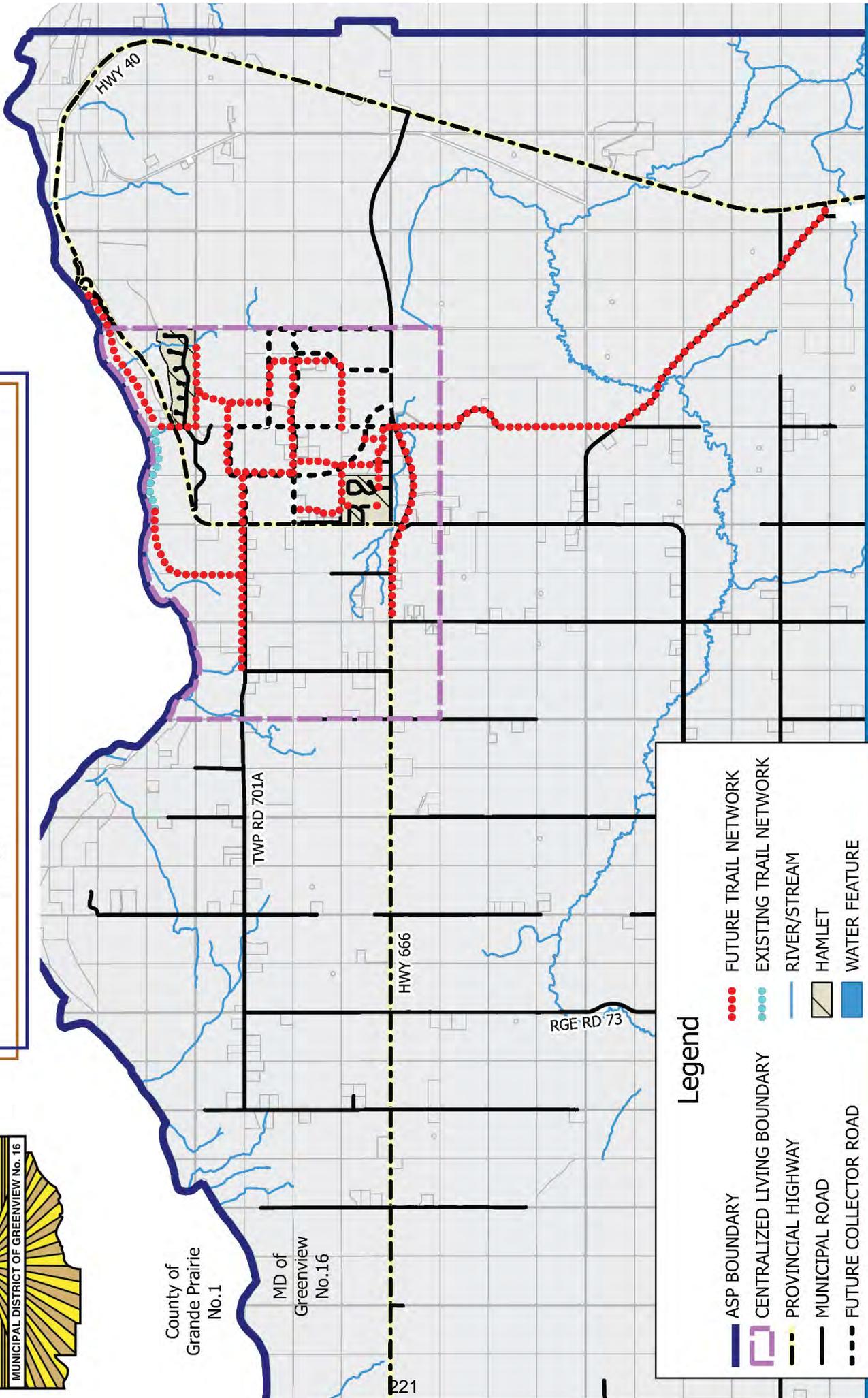
#### Intent

The secondary trail network will act as the local trail network specific to each planned development, providing opportunities for residents to recreate and easily connect with one another at a local level while being able to access the primary network in order to reach various parts of the community safely and efficiently.

#### Policy

1. Secondary trail networks shall be incorporated into planned developments in order to meet the objectives of a fused grid design.
2. Secondary trail networks shall be integrated with Distributed Parks so as to improve access to Distributed Parks and encourage greater connectivity throughout the community.
3. In an effort to improve connectivity, trails may be incorporated into stormwater management infrastructure such as Public Utility Lots (PUL's) utilized for drainage purposes.
4. Trails shall be designed using Low Impact Development techniques so as to minimize surface drainage and assist in managing stormwater. Examples of Low Impact Development techniques are: permeable pavement, bioswales along the trail corridor or selective placement of rain gardens.

# Existing and Future Trails



## Legend

- ASP BOUNDARY
- CENTRALIZED LIVING BOUNDARY
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD
- FUTURE COLLECTOR ROAD
- FUTURE TRAIL NETWORK
- EXISTING TRAIL NETWORK
- RIVER/STREAM
- HAMLET
- WATER FEATURE

FIGURE 8: Existing and Future Trails



Note: The map is for reference purposes only. The proposed trail alignment is conceptual and approximate, and is intended to guide future detailed trail design.

## 6 Getting Around

A functional and multi-modal transportation network that is safe and promotes a healthy and active lifestyle is an important component of any community. It forms the backbone of any community and allows its members to get where they need to either on foot, by bike or in a vehicle. It not only acts as a means to get you where you need to go; it helps define a sense of community and place. Given the nature of the plan area, we have three distinct transportation networks that serve various functions.

### 6.1 Rural

#### Intent

The rural transportation network has lower traffic volumes as it primarily serves agricultural lands and rural residences. Its primary focus is on the provision of access to farm land and getting the traveling public onto the provincial highway network while providing opportunities for rural residents living a rural lifestyle to safely utilize the road network as pedestrians and equestrians.

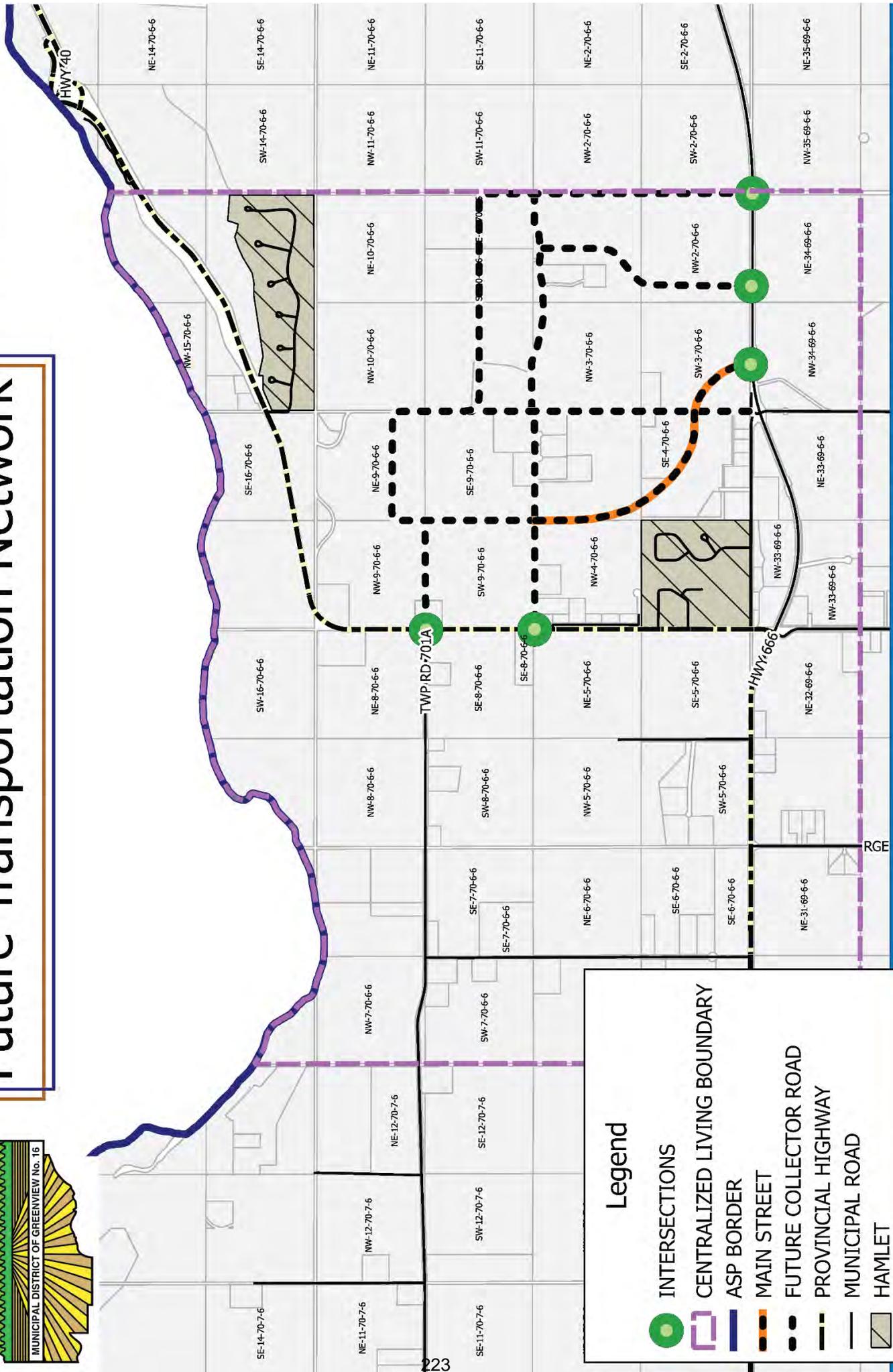
#### Policy

1. Limit the number of accesses onto the rural road network in order to minimize potential conflicts between vehicles traveling on the road and those accessing the road.
2. Rural subdivisions shall contribute to the upgrades and intersection improvements to the rural road network through a levy, yet to be established by Greenview.
3. Use of the rural road network by heavy truck traffic is discouraged in order to minimize the conflict between commercial and non-commercial vehicle traffic.
4. Separate pedestrian and equestrian traffic from vehicular traffic by encouraging and permitting the development of bridle paths along the outer edge of a rural road right-of-way for the use of pedestrians and equestrians.





# Future Transportation Network



**Legend**

- INTERSECTIONS
- CENTRALIZED LIVING BOUNDARY
- ASP BORDER
- MAIN STREET
- FUTURE COLLECTOR ROAD
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD
- HAMLET

**FIGURE 9: Future Transportation Network**

Note: The map is for reference purposes only. The proposed road network is conceptual and approximate, and is intended to guide future transportation master planning and conceptual road design.

## 6.2 Estate Residential

### Intent

The Estate Residential area will have a suburban transportation network that blends rural and urban characteristics; which will regulate vehicular traffic, provide a sense of privacy and local “community” while at the same creating a permeable environment with a high level of connectivity for pedestrians, motorists and other non-motorists alike.

### Policy

1. Encourage developments to be designed using a curvilinear road network.
2. Discourage the use of conventional loops and cul-de-sacs in favour of crescent streets, eyebrow streets, loop lanes and planting islands in order to encourage greater connectivity.
3. Improve connectivity by limiting dead-ends and three-way intersections wherever possible.
4. Promote the use of smaller block lengths where feasible in order to improve connectivity.
5. Promote a high degree of pedestrian connectivity and permeability of the neighbourhood through the development of sidewalks and trails and the use of such techniques as paper streets, mid-block lanes or passageways.
6. Ensure local roads have, at minimum, a sidewalk on one side of the street, with improved landscaping on the opposite side.
7. Ensure collector and arterial roads have sidewalks on both sides of the street.
8. Incorporate bike lanes on collector and arterial roads.
9. Trails, sidewalks and roadways shall be designed in such a way as to develop a single integrated network, allowing users to seamlessly utilize the system as a whole.

### 6.3 Village Centre

#### Intent

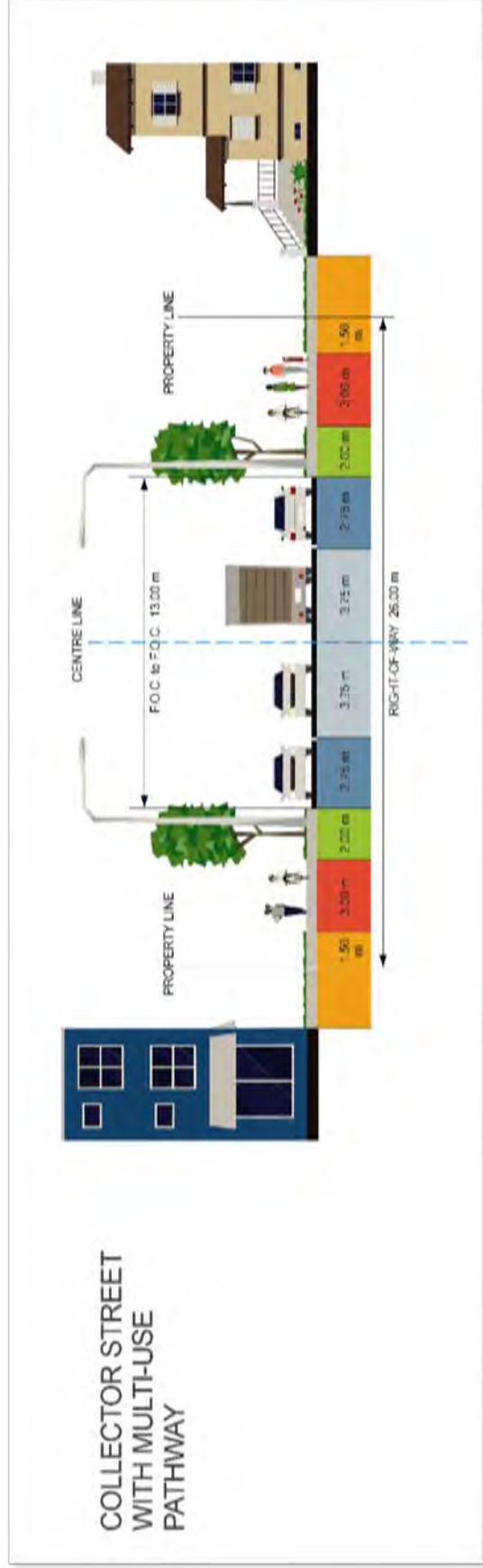
The Village Centre will have an urban transportation network that has a high degree of connectivity and permeability, prioritizing the pedestrian over the vehicle, in an effort to create safe and tranquil neighbourhoods, opportunities for increased social interaction and vibrant community spaces while at the same time allowing for ease of access and movement of vehicles.

#### Policy

1. The road network shall be developed using the Fused Grid model consisting of a quadrant that local roads do not traverse, with collectors and arterials being located along the periphery of the quadrant.
2. A quadrant shall be on average, 16 hectares (40 acres) in size.
3. Local roads shall not traverse the entire length or width of a quadrant in order to discourage "thru traffic".
4. Develop green spaces that are easily accessible and interconnected with one another so as to encourage walking and cycling within the community.
5. Promote a high degree of pedestrian connectivity and permeability within the neighbourhood through the development of sidewalks and trails and the use of such techniques as paper streets, mid-block lanes or passageways.
6. Ensure that local roads have sidewalks on both sides of the street and that these sidewalks form part of, and are connected to, the trail network.
7. Ensure that collector and arterial roads have sidewalks on both sides of the street.
8. Through the use of a Fused Grid system, the pedestrian is prioritized within the quadrant, with vehicular traffic (not local in nature) being pushed to the periphery of the quadrant along a series of collector and arterial roadways. *Figure 9: Future Transportation Network* conceptually outlines a series of major collector roadways.
9. Design streetscapes so that they are a welcome and safe space for the pedestrian and cyclist alike.
10. Incorporate bike lanes along collector and arterial roads and Main Street.

11. Develop a Main Street that is welcoming to the community and consists of a sufficiently wide right-of-way in order to facilitate landscaping, street furniture and features such as sidewalk cafes.
12. A Complete Streets approach shall be taken to the development of all roadways within the Village Centre with specific focus on the development of a pedestrian friendly and vibrant Main Street.
13. Trails, sidewalks and roadways shall be designed in such a way as to develop a single integrated network allowing for users to seamlessly utilize the system as a whole.

[Collector Street Complete Streets Cross-Section Sample](#)



## 7 Services & Infrastructure

The degree of water, wastewater and stormwater servicing will range throughout the plan area from locations, which are entirely privately serviced to those with full municipal servicing. The level of servicing will be directly related to the form of development and the ability to deliver services in a cost effective and efficient manner. Servicing levels will vary between rural uses and urban uses with each of the areas below being serviced in a manner unique to themselves.

### 7.1 Water Servicing

#### Intent

The level of servicing for water will range throughout the plan area with the level of service being directly related to land use, in order to develop an efficient, safe, and cost effective water servicing network. The level of servicing will range from a private water supply for rural developments to full municipal services in urban areas.

#### Policy

1. Rural residential subdivisions and agricultural properties shall be privately serviced using an on-site private water service such as a water well or a cistern.
2. Lands designated as Small Scale Agriculture or River Valley Residential shall be privately serviced. Greenview shall require the submission of a certified ground water feasibility assessment prepared by a qualified professional for proposed multi-lot developments within the lands designated as Small Scale Agriculture or River Valley Residential.
3. A detailed water servicing plan shall be prepared by Greenview for the central portion of the plan area as conceptually identified in *Figure 10: Existing and Future Servicing Network* of this plan.
4. Development within the Estate Residential Land use designation shall be ultimately serviced to a full municipal and urban standard. However, at the discretion of Greenview, a trickle system may be permitted in the interim until such time as full municipal services can be extended.
5. Lands designated as Village Centre, Commercial or Industrial Business shall be serviced with a water supply to a full urban standard, including satisfactory fire flows to support high density urban development. At the discretion of Greenview, Industrial Business and Service Commercial lands may be serviced using alternative means on an interim basis until such time as an urban water supply become available.

6. Lands designated as Light Industrial, and located directly south of Highway 666, shall ultimately be serviced using a trickle water system; however, at the discretion of Greenview, these lands may be privately serviced until such time as water servicing becomes available.
7. Greenview shall require developers to submit a detailed water servicing report, prepared by qualified professionals in support of a Minor Area Structure Plan associated with a proposed development. This report must identify the proposed servicing concept, capacity requirements of the proposed development and any impacts the development may have on existing systems in close proximity to the proposed development.

## 7.2 Wastewater Servicing

### Intent

Wastewater servicing is to be provided in an efficient and cost effective manner that is environmentally sensitive and effectively utilizes existing infrastructure within the plan area. The level of service will range from a private onsite wastewater treatment system for rural developments to full municipal wastewater collection and treatment systems in urban areas.

### Policy

1. Rural residential subdivisions and agricultural properties shall be privately serviced using an on-site private wastewater system; open discharge systems are discouraged.
2. Lands designated as Small Scale Agriculture or River Valley Residential shall be privately serviced; a communal wastewater treatment system may be considered at the discretion of Greenview.
3. A detailed wastewater servicing plan shall be prepared by Greenview for the central portion of the plan area as identified in *Figure 10: Existing and Future Servicing Network* of this plan.
4. Development within the Estate land use designation shall be ultimately serviced to a full municipal and urban standard; however, at the discretion of Greenview, a low pressure collection system may be permitted.
5. Lands designated as Village Centre, Commercial or Industrial Business shall be serviced with a wastewater system designed to a full urban standard. However, at the discretion of Greenview, Industrial Business and Service Commercial lands may be serviced via alternative means on an interim basis until such time as urban wastewater infrastructure becomes available.

6. Lands designated as Light Industrial, and located directly south of Highway 666, shall ultimately be privately serviced using an on-site private wastewater system.
7. Greenview shall require developers to submit a detailed wastewater servicing report prepared by qualified professionals in support of a Concept Plan or Minor Area Structure Plan associated with a proposed development. This report must identify the proposed servicing concept, capacity requirements of the proposed development and any impacts the development may have on existing systems in close proximity to the proposed development.

### **7.3 Stormwater Management**

#### **Intent**

The stormwater management system will be developed in holistic and comprehensive fashion using Low Impact Development techniques wherever possible, in order to develop a stormwater management system that effectively and efficiently manages stormwater while at the same time preserving environmental features such as creeks, streams and wetlands.

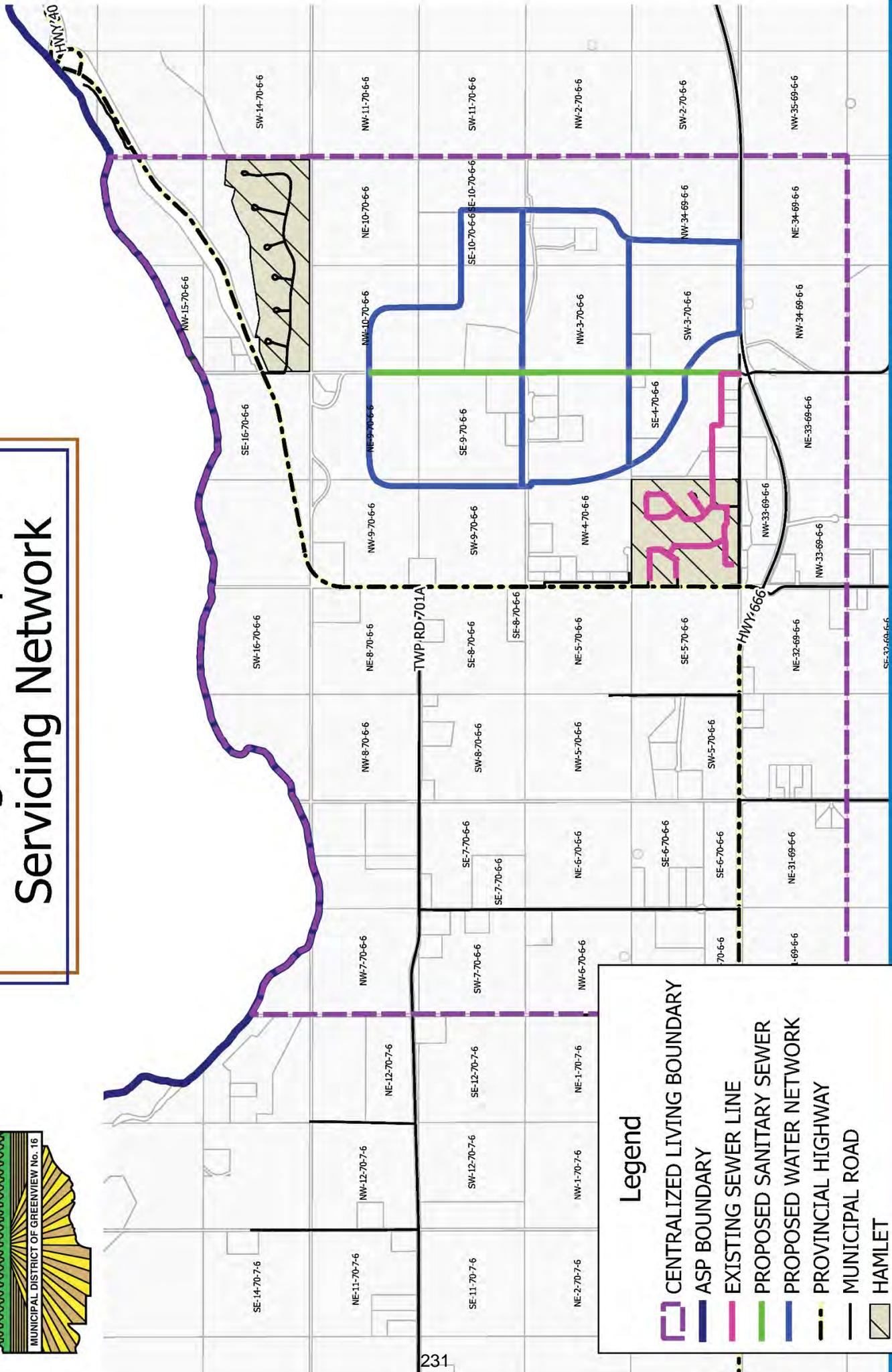
#### **Policy**

1. Greenview shall coordinate the preparation of a Master Stormwater Management Plan for the Centralized Living Area.
2. Stormwater management infrastructure, such as stormwater management ponds, are an important and prominent feature within a neighbourhood and shall be integrated into the overall open space and park network.
3. Low impact development techniques shall be incorporated into all developments in order to assist in regulating stormwater runoff and improving its quality.
4. Stormwater management facilities shall be integrated with natural wetlands in the plan area so as to ensure the long-term viability of the wetlands.
5. Stormwater management facilities shall be developed utilizing low impact development techniques.
6. Stormwater management facilities, such as stormwater management ponds, shall be developed as constructed wetlands, excluding those stormwater management ponds that act as a source of fire suppression water.

7. At the discretion of Greenview, stormwater management ponds may be used as a source of fire suppression water for lands designated as River Valley Residential, Small Scale Agriculture, Estate Residential, Service Commercial, Business Industrial or Light Industrial.
8. Greenview shall require developers to submit a detailed stormwater management report prepared by qualified professionals in support of a Minor Area Structure Plan associated with a proposed development. This report must identify the proposed servicing concept, capacity requirements of the proposed development and any impacts the development may have on existing systems in close proximity to the proposed development.



# Existing and Proposed Servicing Network



**Legend**

- CENTRALIZED LIVING BOUNDARY
- ASP BOUNDARY
- EXISTING SEWER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER NETWORK
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD
- HAMLET

**FIGURE 10: Existing and Proposed Servicing Network**

Note: The map is for reference purposes only. All alignments of water services are conceptual and approximate, and are intended to guide future master planning for water and wastewater services.



## 8 Implementation

In order to effectively implement this plan, it will be necessary to complete further planning and engineering related works such as Minor Area Structure Plan or Master Infrastructure Servicing Reports prior to accommodating further development within the plan area and more specifically the Centralized Living Area. Further clarity is provided below.

### 8.1 Implications for Other Plans & Bylaws

In order to facilitate development within the Centralized Living Area it may be necessary to amend the Land Use Bylaw by creating new land use districts that can accommodate the proposed forms of development. The new land use districts will be created by the Greenview.

Rezoning shall only be considered for areas with an approved Minor Area Structure Plan or Concept Plan.

### 8.2 Further Studies & Works

Prior to the preparation of any further detailed planning by development proponents, it will be necessary for Greenview to complete more detailed planning and engineering work for the Growth Area. More specifically it will be necessary to:

- Prepare a Master Transportation Plan;
- Prepare Master Water and Wastewater Servicing Plans;
- Prepare a Master Stormwater Management Plan;
- Prepare a commercial/market needs assessment in order to assess the quantity, composition and form of future commercial development required to service the plan area as a whole;
- Investigate the feasibility of utilizing recycled water or grey water to recharge aquifers or as a source of irrigation or process water in lieu of potable water for multi-family residential developments, recreational facilities, parks & open spaces, commercial developments and industrial developments;
- Prepare a master plan identifying areas of natural and environmental significance;
- Reclaim the former sewage lagoon;

- Prepare detailed urban design guidelines reflective of a “small town” or “village” theme for all forms of development within the Centralized Living Area, in order to ensure, at minimum, consistency in landscaping and building facades to a standard acceptable to Greenview;
- Prepare an Open Space Master Plan and a Trails Master Plan;
- Prepare a Concept Plan for the Main Street and confirm its alignment;
- Establish a levy bylaw in order to fund municipal infrastructure improvement;
- Prepare a waste management plan for the plan area and investigate the feasibility and associated timing of implementing curbside waste collection for the area designated as Centralized Living consisting of the separate collection of garbage, recycling and organics;
- Investigate the implementation of a local and regional public transit system to serve the Centralized Living area as future development proceeds;
- Investigate the feasibility of providing public vehicle charging stations as development proceeds within the Centralized Living area; and
- Investigate the feasibility of developing a District Energy Sharing System for the Centralized Living Area in order to supply heating and cooling to future residents and business.

### **8.3 Minor Area Structure Plans and Concept Plans**

#### **8.3.1 Minor Area Structure Plans**

The preparation of Minor Area Structure Plans will be required prior to allowing the subdivision and development of lands contained within the Centralized Living Area. The Minor Area Structure Plans will be prepared and funded by the developer of future development and will provide a more detailed framework for development within the Centralized Living Area. Minor Area Structure Plans shall, at minimum, provide detailed planning for the entirety of a quarter section and will need to address the following in greater detail:

- Environmental matters
- Water/Wastewater and Stormwater servicing

- Configuration of future developments
- Allocation of park space/open space
- Traffic generation and impacts
- Geotechnical concerns
- Market conditions
- Building and Landscaping Design Guidelines
- The interface with adjacent lands

In order to address the items referenced above, a variety of supporting studies are required, such as:

- Biophysical and Wetland Assessments
- Water, Wastewater and Stormwater Servicing Reports
- Geotechnical Reports
- Traffic Impact Assessments
- Commercial/Market Needs Assessments

### **8.3.2 Concept Plans**

Concept Plans may be used, at the discretion of Greenview, in lieu of a Minor Area Structure Plan within the Centralized Living Area for areas designated as Business Industrial and Hamlet, as well as the Service Commercial area located adjacent to Township Road 700. The Concept Plan shall apply to the entirety of the designated area and shall, at the discretion of Greenview address the following:

- Environmental matters
- Water/Wastewater and Stormwater servicing

- Configuration of future developments
- Allocation of park space/open space
- Traffic generation and impacts
- Geotechnical concerns
- Market conditions
- Building and Landscaping Design Guidelines
- The interface with adjacent lands

- (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and
- (f) must contain policies respecting the protection of agricultural operations.

RSA 2000 cM-26 s632;RSA 2000 c21(Supp) s4;  
2008 c37 s11

### Area Structure Plans

#### Area structure plan

**633(1)** For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

#### (2) An area structure plan

- (a) must describe
  - (i) the sequence of development proposed for the area,
  - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
  - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
  - (iv) the general location of major transportation routes and public utilities,

and

- (b) may contain any other matters the council considers necessary.

1995 c24 s95

### Area Redevelopment Plans

#### Area redevelopment plans

**634** A council may

- (a) designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:
  - (i) preserving or improving land and buildings in the area;

- (a) commence a hearing within 60 days after receiving the notice of appeal or a later time to which all parties agree, and
- (b) give a written decision within 30 days after concluding the hearing.

**(2)** The Municipal Government Board is not required to give notice to or hear from any person other than the municipality making the appeal, the municipality against whom the appeal is launched and the owner of the land that is the subject of the appeal.

1995 c24 s95;1999 c11 s45

## **Division 12 Bylaws, Regulations**

### **Planning bylaws**

**692(1)** Before giving second reading to

- (a) a proposed bylaw to adopt an intermunicipal development plan,
- (b) a proposed bylaw to adopt a municipal development plan,
- (c) a proposed bylaw to adopt an area structure plan,
- (d) a proposed bylaw to adopt an area redevelopment plan,
- (e) a proposed land use bylaw, or
- (f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.

**(2)** Despite subsection (1), if a proposed development relates to more than one proposed bylaw referred to in subsection (1), the council may hold a single public hearing.

**(3)** Despite subsection (1), in the case of a public hearing for a proposed bylaw adopting or amending an intermunicipal development plan,

- (a) councils may hold a joint public hearing to which section 184 does not apply, and
- (b) municipalities may act jointly to satisfy the advertising requirements of section 606.

**(4)** In the case of an amendment to a land use bylaw to change the district designation of a parcel of land, the municipality must, in addition to the requirements of subsection (1),

- (a) include in the notice described in section 606(2)
  - (i) the municipal address, if any, and the legal address of the parcel of land, and
  - (ii) a map showing the location of the parcel of land,
- (b) give written notice containing the information described in clause (a) and in section 606(6) to the assessed owner of that parcel of land at the name and address shown on the assessment roll of the municipality, and
- (c) give a written notice containing the information described in clause (a) and in section 606(6) to each owner of adjacent land at the name and address shown for each owner on the assessment roll of the municipality.

**(5)** If the land referred to in subsection (4)(c) is in another municipality, the written notice must be given to that municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of that municipality.

**(6)** Despite subsection (1), a bylaw referred to in subsection (1) may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance.

**(6.1)** Subsection (1)(f) does not apply in respect of a proposed bylaw amending a statutory plan or land use bylaw to specify the purposes of a community services reserve.

**(7)** In this section,

- (a) “adjacent land” means land that is contiguous to the parcel of land that is being redesignated and includes
  - (i) land that would be contiguous if not for a highway, road, river or stream, and
  - (ii) any other land identified in the land use bylaw as adjacent land for the purpose of notifications under this section;
- (b) “owner” means the person shown as the owner of land on the assessment roll prepared under Part 9.

**(8)** If an ALSA regional plan requires a council to pass a bylaw referred to in this section, the council must

- (a) consider whether, in view of the requirement in the ALSA regional plan, consultation is necessary, desirable or beneficial, and
- (b) decide whether or not to proceed with consultation.

**(9)** If a council decides under subsection (8) that consultation is neither necessary nor desirable or would not be beneficial, subsections (1) to (7) do not apply to the council in respect of the bylaw concerned.

RSA 2000 cM-26 s692;2008 c37 s9;2009 cA-26.8 s83

#### **Airport vicinity regulations**

**693(1)** The Lieutenant Governor in Council may make regulations

- (a) establishing international airport vicinity protection areas surrounding the Calgary International Airport and the Edmonton International Airport;
- (b) controlling, regulating or prohibiting any use and development of land within an international airport vicinity protection area.

**(2)** Unless the contrary is expressed in regulations made under subsection (1), those regulations

- (a) operate despite any statutory plan, land use bylaw or other regulations under this Part, and
- (b) are binding on any subdivision authority, development authority and subdivision and development appeal board and the Municipal Government Board.

**(3)** If a municipality is affected by a regulation under subsection (1), the municipality must amend the statutory plan relating to that area and its land use bylaw to conform with the regulation.

**(4)** Section 692 does not apply to an amendment pursuant to subsection (3).

1995 c24 s95

#### **Development in floodways**

**693.1(1)** The Lieutenant Governor in Council may make regulations

- (a) controlling, regulating or prohibiting any use or development of land that is located in a floodway within a municipal authority, including, without limitation,



# BYLAW No. 17-785

OF THE MUNICIPAL DISTRICT OF GREENVIEW No. 16

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## A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to repeal Bylaw No. 03-396, being the Land Use Bylaw for the Municipal District of Greenview No. 16

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That the “Grovedale Area Structure Plan” dated \_\_\_\_\_ 2017 attached hereto is hereby adopted as the “Grovedale Area Structure Plan of the Municipal District of Greenview No. 16”
2. That this bylaw shall come into effect upon the date of final passing thereof.

This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this 27 day of June , A.D., 2017.

Read a second time this \_\_\_ day of \_\_\_\_\_ , A.D., 2017.

Read a third time and passed this \_\_\_ day of \_\_\_\_\_ , A.D., 2017.

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



# REQUEST FOR DECISION

---

**SUBJECT:** Town of Fox Creek – Letter of Support for an Additional RCMP Officer  
**SUBMISSION TO:** REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
**MEETING DATE:** June 27, 2017 ACAO: DM MANAGER: JF  
**DEPARTMENT:** PROTECTIVE SERVICES GM: DM PRESENTER: JF

---

**RELEVANT LEGISLATION:**

**Provincial (cite) –N/A**

**Council Bylaw/Policy (cite) –N/A**

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**RECOMMENDED ACTION:**

**MOTION: That Council authorizes Administration to submit a letter to the Government of Alberta in support of an additional RCMP Officer for the Town of Fox Creek.**

---

**BACKGROUND/PROPOSAL:**

The Town of Fox Creek has submitted a letter dated May 2<sup>nd</sup> 2017 requesting Greenview to submit a letter to the Provincial Government in support of their request for an additional RCMP member in Fox Creek.

The Town is concerned with the impact that the growing shadow population has on police and health services around the town and area. The RCMP has limited police resources which are often on patrol or on calls in rural areas, away from the town and area.

Administration would like to clarify that the additional request for a RCMP member in the Town of Fox Creek is not an enhanced policing position, therefore there would be no financial impact to the municipalities.

---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of Council authorizing Administration to submit a support letter is that it may help the Town of Fox Creek to get approval for an additional RCMP member thus enhancing the policing service within the community.
- 

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages in submitting a letter of support for an additional Town of Fox Creek RCMP Officer to the Government of Alberta.
- 

**ALTERNATIVES CONSIDERED:**

**Alternative #1:**

Council has the alternative to deny the Town of Fox Creek’s request for a letter of support for an additional RCMP member, however the Town’s policing service may continue to be understaffed.

---

**FINANCIAL IMPLICATION:**

There are no financial implications at this time with submitting a letter of support to the Government of Alberta for an additional Town of Fox Creek RCMP Officer.

---

**STAFFING IMPLICATION:**

There are no staffing implications with submitting a letter of support.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Administration will submit the letter of support to the Government of Alberta for an additional Town of Fox Creek RCMP Officer if Council approves of the request. Administration will inform the Town of Fox Creek Administration accordingly with Council's decision.

---

**ATTACHMENT(S):**

- Town of Fox Creek – Letter of Support Request



May 2, 2017

Municipal District of Greenview No. 16  
4806 – 36 Avenue  
P.O. Box 1079  
Valleyview Alberta  
T0H 3N0

**Re: Support from the Provincial Government for an additional RCMP member in Fox Creek**

At the Regular Meeting of Council on April 24, 2017 Council passed the following motion:

***135-17** That Council directs Administration to write a letter to the Municipal District of Greenview No. 16 requesting support from the Provincial Government for an additional RCMP member in Fox Creek."*

The Town of Fox Creek is noticing a huge impact from the Shadow Population in and around the Community. The impact can be seen on local policing statistics, at our local health center, and on the stress it is putting on our infrastructure.

Because of this influx of people in the area, we are quickly noticing that our services are being taxed, and are taking action to rectify the situation.

We are requesting that the Municipal District of Greenview writes a letter to the Provincial Government requesting an additional officer in the Fox Creek area to help support the influx of individuals in Fox Creek because of the activity in the Municipal District of Greenview's boundaries.

The Town feels it would be an asset for the residents and visitors to have an additional RCMP officer in and around the Town, as a lot of the time the current members are on patrol or on calls in rural areas. With the officers being out of town, there continues to be an ever growing need for additional members in the Town boundaries to ensure the safety of our community.

We hope this letter will aid us in accomplishing the recruitment of additional resources for the community and move us closer to the level of protection that we require.

Sincerely,

Jim Ahn, Mayor

Cc: Roy Dell, Chief Administrative Officer



# REQUEST FOR DECISION

---

**SUBJECT:** Teepee Creek Stampede – Funding Request  
**SUBMISSION TO:** REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
**MEETING DATE:** June 27, 2017 ACAO: DM MANAGER:  
**DEPARTMENT:** COMMUNITY SERVICES GM: DM PRESENTER: DM

---

**RELEVANT LEGISLATION:**

**Provincial (cite) – N/A**

**Council Bylaw/Policy (cite) – N/A**

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**RECOMMENDED ACTION:**

**MOTION: That Council accept for information the request for sponsorship of the 101<sup>st</sup> Annual Teepee Creek Stampede received from the Teepee Creek Stampede Association.**

---

**BACKGROUND/PROPOSAL:**

The Teepee Creek Stampede Association is requesting that Greenview give consideration to sponsoring the 101<sup>st</sup> Annual Teepee Creek Stampede. Sponsorship options range from \$300 - \$250,000.00 providing a variety of support opportunities.

Greenview sponsored the Teepee Creek Stampede Association in the amount of \$25,000.00 for the 100<sup>th</sup> Annual Teepee Creek Stampede. Additionally, Greenview has provided a community grant in the amount of \$50,000.00 for the construction of phase two of the Teepee Creek Agricultural Events Centre in 2017.

In 2017 Greenview has provided sponsorship to two other rodeo related events, the Grande Prairie Stampede for \$25,000.00 and the Cranberry Lake Rodeo for \$15,000.00.

The Teepee Creek Stampede Association should be commended for the energizing work commitment from their volunteers in not only expanding their facilities but in hosting a first class rodeo event.

Administration is recommending that the Teepee Creek Association submit a community grant application in the fall of each year requesting their total funding requirements for the calendar year. The timeline for Greenview to maximize sponsorship for their 101<sup>st</sup> Stampede may be somewhat compromised.

The Community Service Miscellaneous Grant has a balance of \$292,810.81 as of June 26, 2017.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of accepting the Teepee Creek Association sponsorship request for information is that Council will be made aware of the sponsorship opportunities available to further support the Teepee Creek Stampede Association.

---

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of accepting the Teepee Creek Stampede Association sponsorship request for information is that Greenview would not be recognized as a sponsor for the 101<sup>st</sup> Annual Stampede.

---

ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to provide a level of sponsorship to the Teepee Creek Stampede Association, however Council may have to consider to what level of support Greenview will provide to Rodeo Associations both within and outside of Greenview.

---

FINANCIAL IMPLICATION:

**Direct Costs:** N/A

**Ongoing / Future Costs:** N/A

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STAFFING IMPLICATION: N/A

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PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

FOLLOW UP ACTIONS:

Administration will notify the Teepee Creek Stampede Association accordingly with Council's decision.

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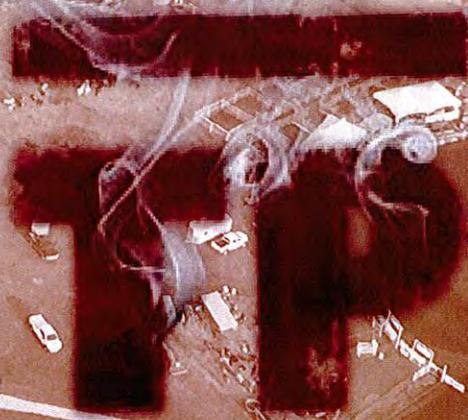
ATTACHMENT(S):

- Teepee Creek Stampede Sponsorship Opportunities



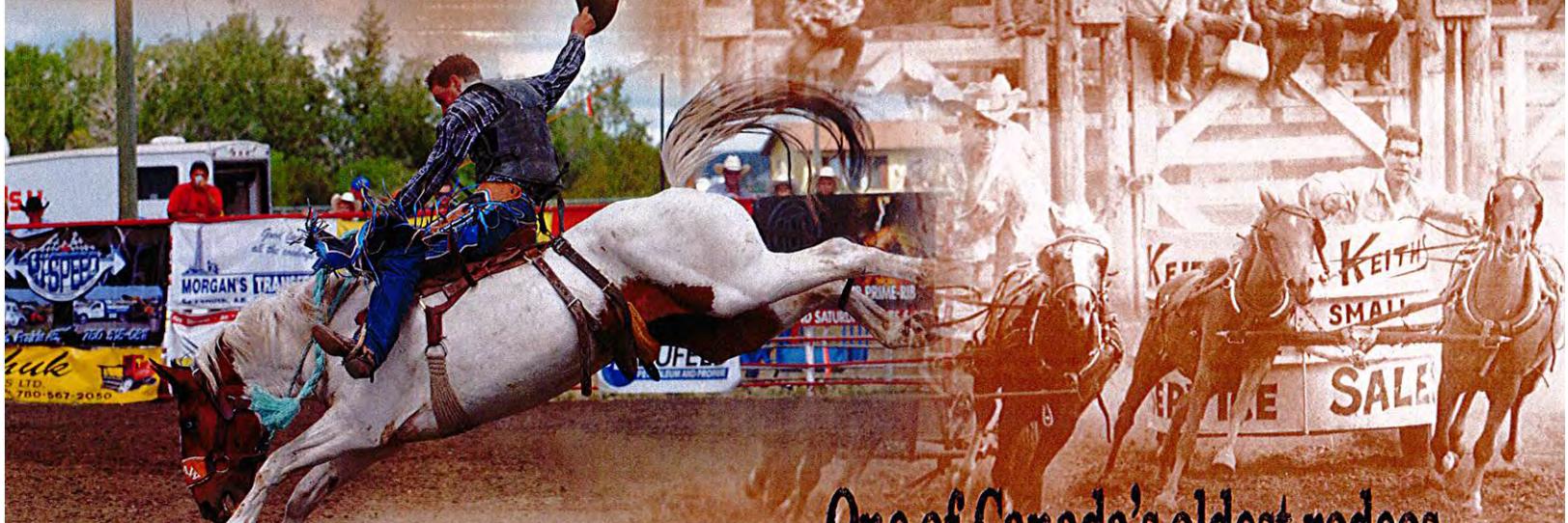
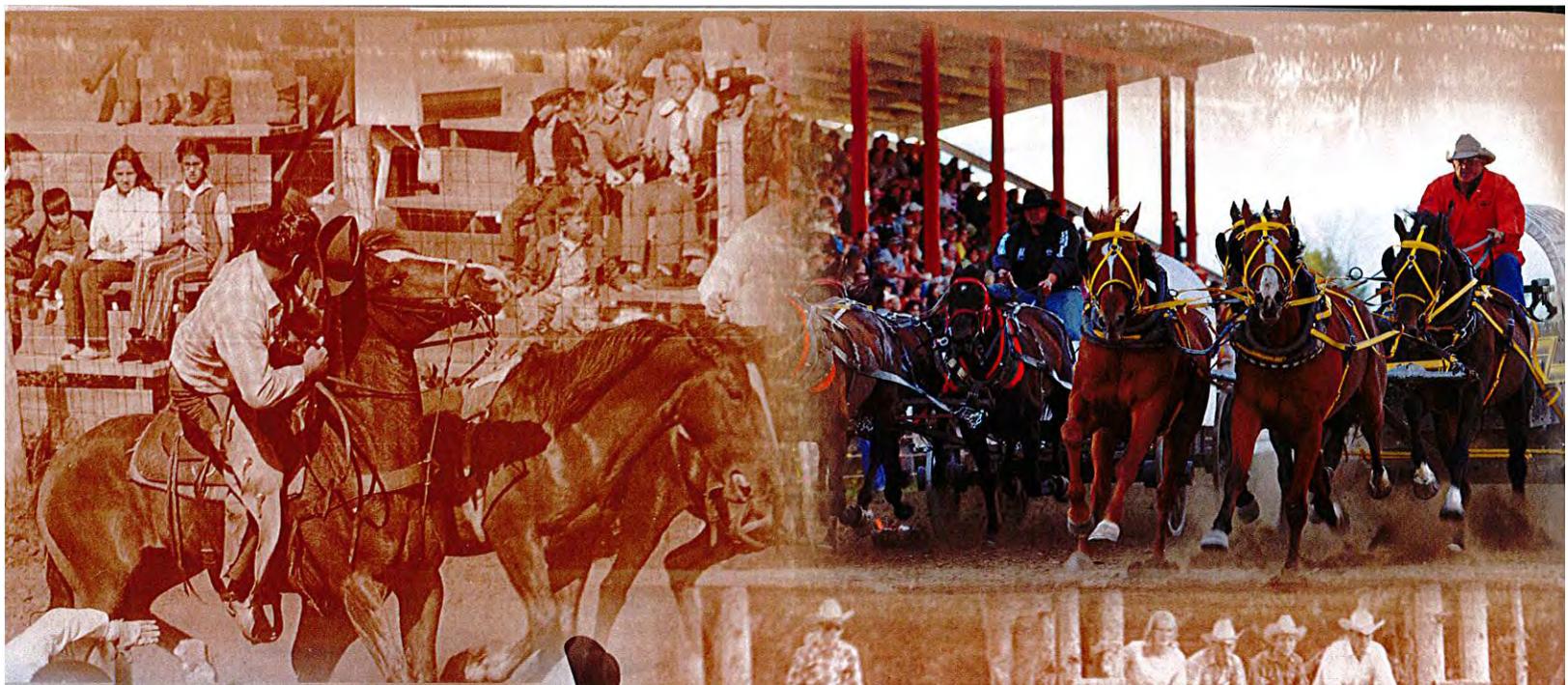
**101<sup>ST</sup>  
ANNUAL  
TEEPER CREEK  
STAMPEDE**

**SPONSORSHIP OPPORTUNITIES**

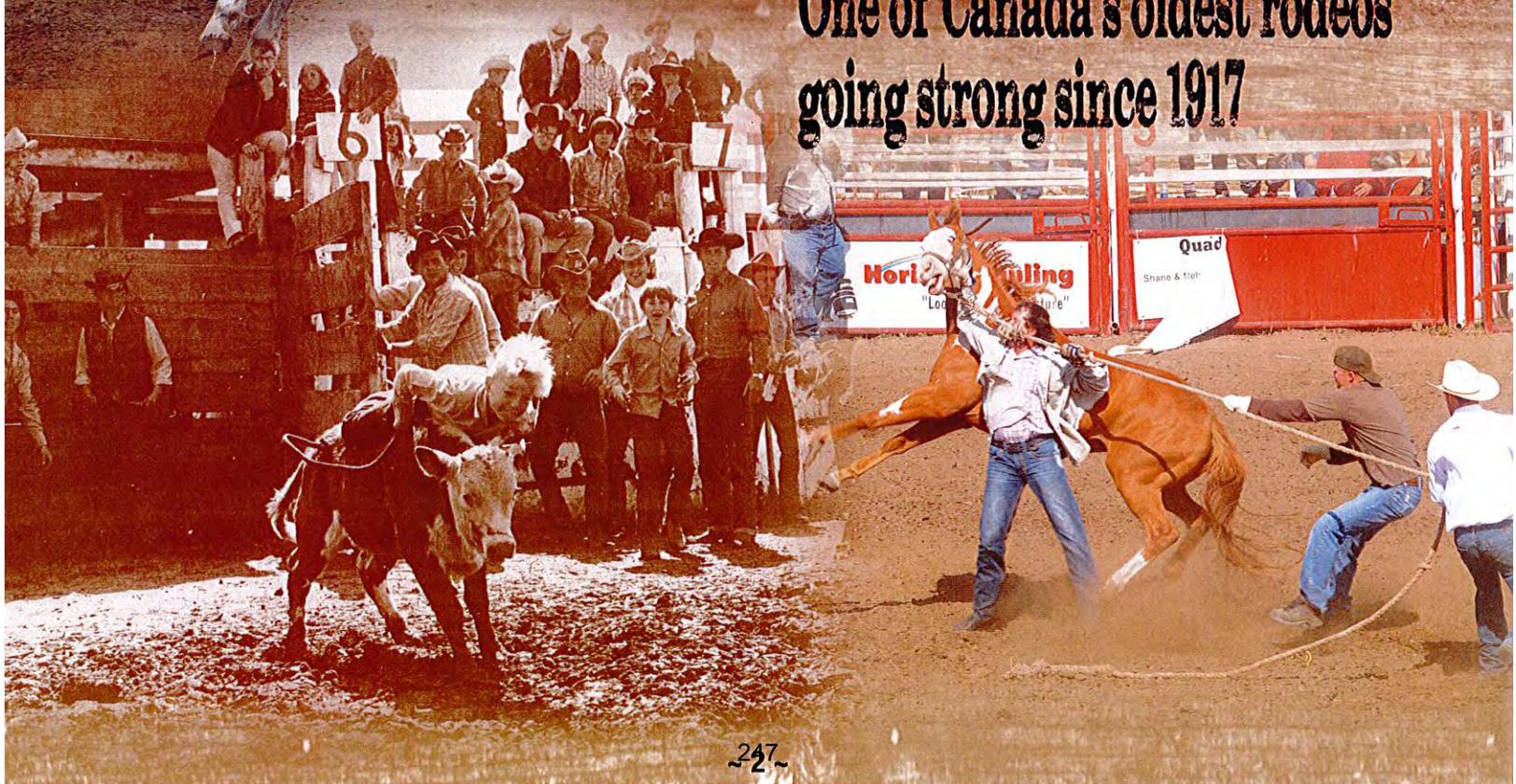


**July 13<sup>th</sup> - 16<sup>th</sup> 2017**

**[www.tpstampede.ca](http://www.tpstampede.ca)**



One of Canada's oldest rodeos  
going strong since 1917



# Welcome to the 101<sup>st</sup> Annual Teepee Creek Stampede



On behalf of our remarkable board of directors, I would like to invite you to be a part of the excitement, and 100 years of history that is the Teepee Creek Stampede!! As always, we plan to improve and grow the Stampede for the 101st year, and look forward to having you partner with us. The 100th annual Teepee Creek Stampede saw just under 30,000 people come through the gates for **4 Days in the Wild!**

At the Canadian Finals Rodeo (CFR) In November, the Teepee Creek Stampede was awarded Rodeo of the Year for the 3rd year in a row by Pro Rodeo Canada. This award is a great mark of respect, and affirms the commitment from the entire team of volunteers and sponsors, who continue to make the Teepee Creek Stampede such a great success! Without our incredibly dedicated team of sponsors and volunteers, this would not be possible. We share this great award with you all, and humbly thank you for your continued support.

Some highlights of the 100th year of the Teepee Creek Stampede:

- Amazing performances by the likes of Montgomery Gentry, Tim Hicks, and David Lee Murphy in the TP Enframe Barn.
- The best pro rodeo performance to date, featuring Kesler Championship Rodeo rough stock.
- Increased CPRA Pro Rodeo prize money to \$6000 added per event, attracting some of the best rodeo athletes in the world.
- Relocating the giant teepee from Courtesy Corner in Rycroft to the Stampede grounds.
- The 80 foot long addition to the TP Enframe barn, allowing for a larger dance floor and huge new stage
- Thursday Family Night dance and live performance in the TP Enframe Barn

With the 100th anniversary in the books, it is time to move onward and upward, building toward the 101st year celebration and beyond. We invite you to consider increasing your sponsorship level this year, or if you are currently an in-kind sponsor we ask you to consider adding cash value to your sponsorship taking your package to the next level. We are planning even more big things for our 101st year and need your support to get there. Please feel free to contact any one of our team members to discuss how we can tailor a custom sponsorship package that fits you best.

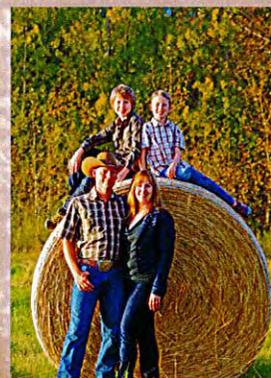
We know that sponsorship has been, and always will be a fundamental part of our event. It is only with the hard work from our volunteers, and the dedication from our sponsors over the past 100 years that we have come this far! With your support we can continue to grow and build into the future! To our valued sponsors – past, present, and future, we thank you for your support; you truly do “Ride for the brand” .

We look forward to seeing what the next 100 years has in store!

Sincerely,

John Muggaberg

President, Teepee Creek Stampede



# TEEPEE CREEK STAMPEDE ASSOCIATION

We have Celebrated our 100th anniversary in 2016 and are now looking forward to the next century of Stampedes!

## We've Come a Long Way in Five Years...

2016

- 100th Annual Celebration.
- Erecting of the Teepee Historical Building.
- CPRA Committee of the Year!

2015

- Ag Event Center indoor Riding arena.
- Ryan Cook's New TP Terror statue.
- CPRA Committee of the year!

2014

- CPRA Committee of the year!
- Church Restoration
- NEW Livestock Handling System
- BAR TP Flags & Flagpoles
- TP App

2013

- Live feed on the Internet
- Pomeroy Patio
- Parking Lot
- TP Limo
- VIP Seating Area

2012

- TP En-frame Barn Expansion & Mezzanine
- Grandstand VIP Seating
- President, Mack Erno - CPRA Committee Person of the Year & UFA Small Town Hero

Located on just over 80 Acres in Teepee Creek, we house our community grounds. Here we have our TP Creek Agricultural Events Centre, Rodeo Arena, Bucking Chutes, Covered Grandstand, Chuckwagon Race Track, Corrals & Handling System, Community Hall, Skating Arena, in addition to numerous other small buildings utilized during the stampede.

## Attendance Growth Over the Last Five Years...

2012: 12,500

2013: 13,500

2014: 15,144

2015: 19,199

2016: 25,089

## Mission Statement:

To grow and build on the rich heritage of the Teepee Creek Stampede while working to bring pride and camaraderie to the community, all while enhancing social welfare.

### Historical ENTERTAINMENT

North Pole Orchestra  
Wilf Carter  
McQuaig Orchestra  
Hank McDermott  
Night Riders  
Shady Junction  
Paul Brandt  
Jason Blaine  
Sammy Kershaw  
Chad Brownlee  
David Lee Murphy  
Nitty Gritty Dirt Band  
Corb Lund  
Mark Chesnutt  
Clay Walker  
Tim Hicks & Black Jack Billy  
Montgomery Gentry

# \$250K Centennial Sponsor

- Naming Rights for the 101st Annual Teepee Creek Stampede.  
“Your Company Name” Presents the 100th Annual Teepee Creek Stampede
- Your company logo and the TP logo become known together for the 100th year
- Logo Displayed On LIVE STREAM Internet Feed for Entire Weekend
- 3 Full-Page Color Ads In Souvenir Program
- Large Logo On Front Page Of Souvenir Program
- 6 Night Stay In King Suite at Redwood Inn & Suites (Value \$1800)
- Limo Transportation For Stampede Weekend & 2 other events of your choice
- Event Of Your Choice At Maddhatters Back 80 (Includes \$400 In Appetizers)
- Seating in the Behind the Chutes Program seating area (above bucking chutes) for all rodeo and Chuckwagon performances – the ultimate VIP experience
- Includes one contestant for each performance assigned to the sponsor in the Behind the Chutes Program
- VIP Seating for 20
- \$20K of TP Swag and Tickets
- Headliner Act Stage Sponsor for all nights of concerts
- Reserved section in the VIP area for 20 people for all nights of the Beer Gardens Entertainment
- Meet and Greet Passes for all headliners
- Logo on Committee shirts for all 4 Days in the Wild
- Year Round Large signage in rodeo arena and in TP Enframe Barn
- Talk to us about customizing a package for your business!
- 16 Tickets To Annual TP Golf Tournament (Value \$1280)
- Commemorative Photo to display in your business year round
- Social Media Mentions on Facebook and Twitter
- Video Board Commercials During Events – Sponsor To Provide (Value \$500)
- Company Advertised On Our TP APP
- Official Introduction Of You And Your Company In The Grand Entry
- Your Company Flag Displayed In Grand Entry (Sponsor To Supply)

4 Days In The Wild



# **\$100K World Champion Sponsor**

- Logo Displayed On LIVE STREAM Internet Feed
- 2 Full-Page Color Ads In Souvenir Program
- Logo On Front Page Of Souvenir Program
- Banner in Infield (Sponsor To Supply)
- 4 Night Stay In King Suite at Redwood Inn & Suites (Value \$1200)
- Limo Transportation For Stampede Weekend
- Event Of Your Choice At Maddhatters Back 80 (Includes \$200 In Appetizers)
- Year Round Advertising In TP Enframe Barn
- Social Media Mentions on Facebook and Twitter
- Video Board Commercials During Events –Sponsor to Provide (Value\$500)
- Company Advertised On Our TP APP
- Official Introduction Of You And Your Company in a Grand Entry
- Your Company Flag Displayed In Grand Entry (Sponsor To Supply)
- Reserved Table In Beer Gardens All Nights With Banner Displayed (Sponsor To Supply)
- Sky Box VIP Seating For 4 Days In The Wild
- Title Sponsor Recognition On Every Page of our Website with Your Logo and Link to Your Website
- 12 Tickets To Annual TP Golf Tournament (Value \$960)
- Commemorative Photo to display in your business year round
- \$5K of TP SWAG
- Association To Event Or Area Of Choice
- Your Logo On TP Committee Shirts For All 4 Days

## **100th Annual World Champion Sponsor**

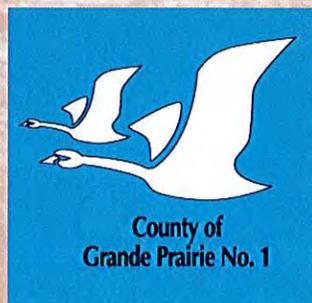


# \$50K

## National Champion Sponsor

- Full Page Color Ad in Souvenir Program
- Logo on Front Page of Souvenir Program
- Banner in Infield (Sponsor To Supply)
- 2 Night Stay in King Suite at Redwood Inn & Suites (Value \$600)
- Limo Transportation for Date of Your Choice Pre-Book Event  
( Pre book for Maximum 8 Hours)
- Year Round Advertising in TP Enframe Barn
- Event of Your Choice Held at Maddhatters Back 80  
( Includes \$100 in Appetizers)
- Social Media Mentions
- Video Board Commercials During Events-you create or we Create (Value \$500)
- Your Company Advertised on TP App.
- Sponsor Recognition in All Print Advertising
- Introduction of You And Your Company in Grand Entry Throughout The 4 Days
- Your Company Flag Displayed in Grand Entry (Sponsor To Supply)
- Video Commercials Played Throughout Event on Video Board
- Reserved Table in Beer Gardens All Nights With Additional Banner Displayed
- Sky Box VIP Seating For All 4 Days
- Title Sponsor Recognition On Every Page of Our Website Including Your Logo And A Link to Your Website
- 10 Tickets to Annual TP Golf Tournament (Value \$800)
- Commemorative Photo to display in your business year round
- \$4K Of TP SWAG And Tickets.
- Association to TP Stampede Event Or Area of Your Choice  
(Eg. videoboard, Rodeo Event, Wagons, Etc)
- Logo on TP Committee Shirts For 4 Days.

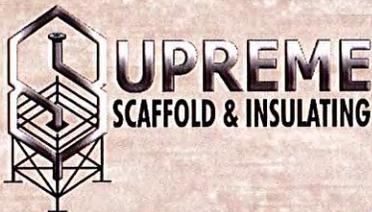
**100th Annual  
National Champion  
Sponsors**



# \$25K

## All Around Champion Sponsor

### 100th Annual All Around Champion Sponsors



Country Pump Out Ltd.



- Full-Page Color Ad in Souvenir Program
- Logo on Front Page of Souvenir Program
- Banner in Infield (Sponsor To Supply)
- Major Sponsor Recognition in All Print Advertising
- Your Flag Displayed in either Evening OR Afternoon Grand Entry each Day (Sponsor To Supply)
- Video Commercials Played Throughout Event on Video Board
- Reserved Table in Beer Gardens All Nights With Additional Banner Displayed
- Sky Box VIP Seating For Two Performances (Limited # Available)
- Title Sponsor Recognition on Every Page of our Website Including Your Logo & a Link to Your Website
- 8 Tickets to Annual TP Golf Tournament (Value \$480)
- Commemorative Photo to display in your business year round
- \$3K of TP SWAG (\$2K in Tickets & \$1K in Merchandise )
- Association to TP Stampede Event Or Area of Your Choice One Day (Only 4 Available for 1st to commit)
- Logo on TP Committee Shirts For 4 Days

# \$15k Go Around Champion Sponsor

- Half-Page Color Ad in Souvenir Program
- Banner in Infield (Sponsor To Supply)
- Your Flag Displayed in either Evening OR Afternoon Grand Entry each Day (Sponsor To Supply)
- Video Commercials played Throughout Event on Video Board
- Reserved Table in Beer Gardens All Nights With Additional Banner Displayed (Sponsor to Supply)
- Sky Box VIP Seating for One Performance (Limited # Available)
- Title Sponsor Recognition on Every Page of Our Website Including Your Logo & a Link to Your Website
- 6 Tickets to Annual TP Golf Tournament (Value \$360)
- Commemorative photo to display in your business year round
- \$2500 of TP SWAG (\$1500 in Tickets & \$1000 in Merchandise)
- Association to TP Stampede Event or Area of Your Choice

## 4 Days In The Wild

100th Annual Go Around  
Champion Sponsor

**KEN-CO**  
Equipment Ltd.

**Advantage  
North**  
Services Ltd

  
**AZTEC**  
ENGINEERING INC.

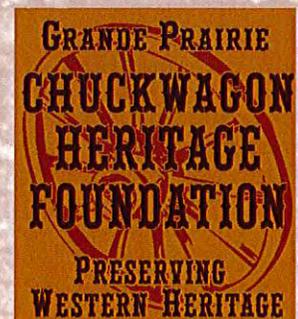
**ROCK**  
**97.7**  
Today's Best Rock  
& KILLER CLASSICS

  
MADHATTERS  
dine · drink · dance

# \$10K Trophy Saddle Sponsor

- Quarter Page Color Ad in Our Souvenir Program
- Banner in Infield (Sponsor To Supply)
- Major Sponsor Recognition in All Print Advertising
- Video Commercials Played Throughout Event on Video Board
- Sky Box VIP Area One Night of Your Choice  
(Limited # Available)
- 4 Tickets to Annual TP Golf Tournament (Value \$320)
- Commemorative Photo
- \$1250 of TP SWAG (\$1000 in Tickets & \$250 in Merchandise)
- Association to TP Stampede Event or Area of Choice

## 100th Annual Trophy Saddle Sponsors



# \$5K Platinum Pistol Sponsor

- Quarter Page Color Ad in Souvenir Program
- Choice of Chutes #1-11 - first choice given to chute sponsors from previous year (Deadline to commit is April 30th)
- Banner in infield (Sponsor to supply)
- Photo Advertisement and/or Logo Played Throughout Event on Video Board
- Major Sponsor Recognition on Our Website Including Your Logo & Link to Your Website
- 2 Tickets to Annual TP Golf Tournament (Value \$160)
- Commemorative Photo to display in your business year round
- \$1000 of TP SWAG (\$750 in Tickets & \$250 in Merchandise)

## 100th Annual Platinum Pistol Sponsors

Blastasway Enterprises  
Colosovision  
Compass Access Solutions  
Gas Drive  
GFL Environmental  
Grande Prairie Chrysler  
GP Brewing  
GP Networks  
G&R Insulating

Hart Oilfield Rentals  
Hurst Anchors & Rentals  
Jade Cash ATM  
Leyman Distributors  
Maxline Directional Drilling  
Northern Horizon Northern  
Wheelers Paramount Diesel

POS West  
Redeye Oilfield Inc.  
Silver-Tech  
Sundown Oilfield  
Services  
Tinmans Trucking  
Tiresmith Inc.  
Triple T Trucking  
Waydex Services  
Delbert Rycroft Family



# \$2500 Gold Buckle Sponsor

- Business Card Size Ad in Souvenir Program
- Banner in High Traffic Area (Sponsor To Supply)
- Photo Advertisement and/or Logo Played Throughout Event on Video board
- Sponsor Recognition on Our Website Including Your Logo & a Link to Your Website
- Commemorative Photo to display in your business year round
- \$750 of TP SWAG  
( \$500 in Tickets & \$250 in Merchandise )

## 100th Annual Gold Buckle Sponsors

Advantage Valve Maintenance  
Alberta Gold Energy & Rentals  
All Peace Petroleum  
Apex Distribution  
Bear Creek West County Animal Clinics  
Bigfoot Contractors  
The Cat Rental Store  
Clairmont Gas and Grocery  
Countryside Developments  
Douglas Lake Equipment  
Encana  
Expert Mobile Communications  
Fosters Agri-World  
Goose Lake Promotions Nort  
High Noon Construction  
Inland Concrete  
Keddies Tack and Western Wear  
Kevin's Pressure Service  
Lefty's Cafe  
Mark's Hauling

Medallion Energy Services  
Michalchuk Bros. L. Contractors  
Morningview Vet  
Mustang Rentals  
NHI Energy Services  
Overland Transport  
Prairie Coast Equipment  
Q99 Radio  
Regulators Oilfield Hauling  
Reilly Transfer  
Roach Contracting  
Roadside Signs  
Servus Credit Union  
SOS Graphics  
Stojans Power Sports  
Superior Fire Control  
Tags Food and Gas  
Tire Pro  
United Farmers of Alberta  
Walt's Water Well Drilling  
Wapiti Gravel Suppliers

# 4 Days In The Wild

# \$1000 Silver Spur Sponsor

- Logo Listed On Sponsor Page in Souvenir Program
- Banner Displayed In High Foot Traffic Area During Entire Stampede (Sponsor To Supply)
- Logo To Be Played Throughout Event On Video board
- Sponsor Recognition On Our Website Including Your Logo & a Link to Your Website
- Commemorative Framed Photo to display in your business year round
- \$200 of TP SWAG (\$150 in Tickets & \$50 in Merchandise )

## 100th Annual Silver Spur Sponsors

AECOM  
Amber Controls and Instrumentation  
Canadian Natural  
Canadian Tire  
Deck it Towing and Hauling  
Dominic Spurs & Sliver  
Eager Construction  
ERCO Worldwide  
Flex Leasing Power Service  
Ford Bros Water Service  
Grande Prairie Kubota  
Happy Trails RV  
Hi-Tech Business Solutions  
Jersey Developments

JP Outpost  
Ken and Sherry Drysdale  
Ken Sargent GM & Buick  
Lynda Drysdale Mary Kay Cosmetics  
Margret Friesen Professional Corporation  
MJ Gulick Consulting  
Nor-lan Chrysler  
Peace Fuel Distributors  
Silverline Plumbing & Heating  
Synergy Aviation  
Talcen Oilfield Contracting  
Western One  
Westkey Graphics

# 4 Days In The Wild

# \$500

## Iron Horseshoe Sponsor

- Sponsor Recognition On Our Website Including Your Logo & a Link to Your Website
- 2 Weekend Passes

**TIP**

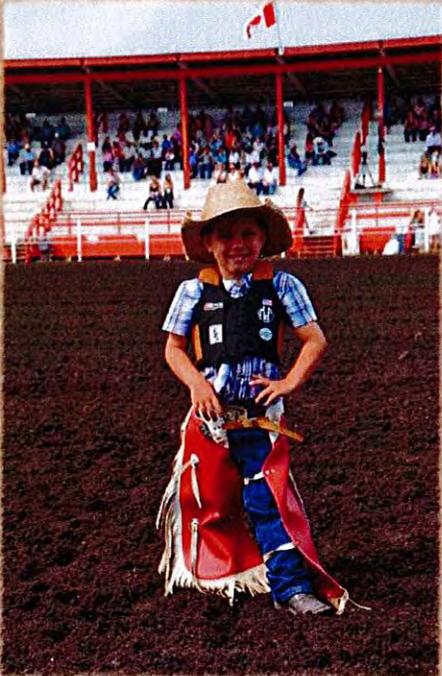


## 100th Annual Iron Horseshoe Sponsors

Conoco Phillips Canada  
Grande Prairie Advertising  
Industrial Metalwork  
Lighthouse Promotions  
National Oilwell Varco  
Prairie Transmission

Red Arrow Electric  
Sexsmith Insurance  
Sexsmith Liquor Store  
TRIAC Electric  
Willow Valley Landscape Center

# TP JUNIOR RODEO SPONSOR



**\$5000**

**Platinum Pistol Sponsor**

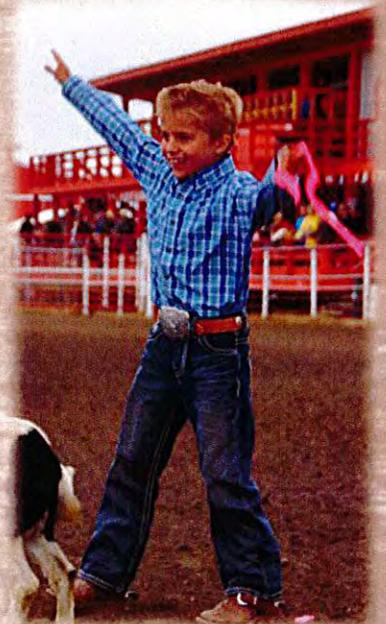


**\$2500**

**Gold Buckle Sponsor**

**\$1000**

**Silver Spur Sponsor**



**\$500**

**Iron Horseshoe Sponsor**

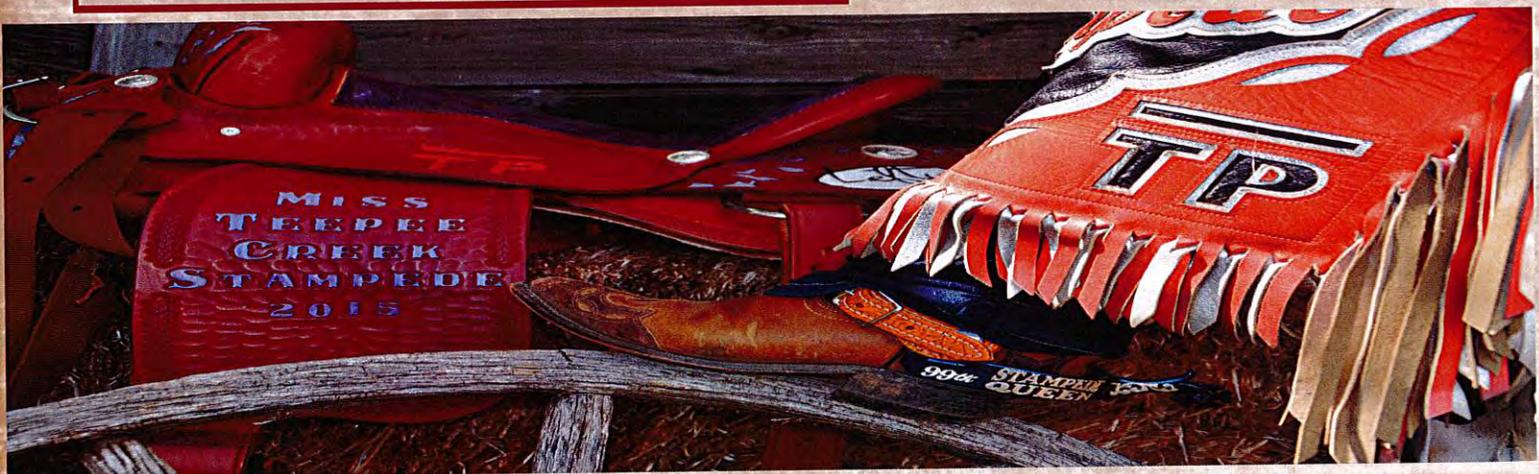


PLUS your Sponsorship of the TP Junior Rodeo includes all the same perks that<sup>260</sup> general TP sponsors get.

# MISS TEEPEE CREEK STAMPEDE

Rodeo queen competitions give young ladies a chance to acquire lifelong skills such as leadership, communication, social etiquette, and independence. Miss Teepee Creek Stampede is a representative and ambassador for the Teepee Creek Stampede, the sport of rodeo, and the western way of life. Our past queens and our current Miss Teepee Creek Stampede, Shayla Foley, have been tremendous representatives of the Teepee Creek Stampede and the queen program has grown tremendously thanks to their dedication as well as the support that is readily given by our sponsors.

2017 will be the ninth year for our queen program and another year of growth. Sponsors will be recognized throughout the Stampede and queen competition as well as during the year-long reign of Miss Teepee Creek Stampede, as she travels to events across the Peace Country and Alberta.



**2016 Queen Shayla Foley**

# Miss Teepee Creek Stampede Sponsor

- Miss Teepee Creek Stampede Title Sponsor (only two available) \$2,500
- Miss TP Saddle Sponsor \$2,500
- Scholarship Sponsor \$1,500
- Miss TP Stampede Fuel Sponsor (decals on truck and /or trailer) \$1,000
- Miss TP Stampede Wardrobe Sponsor \$500
- Miss TP Stampede Spur Sponsor \$300
- Miss TP Stampede Jacket Sponsor \$300
- Miss TP Stampede Luggage Sponsor (embroidery on luggage) \$200

## FRIENDS OF THE MISS TPCS QUEEN PROGRAM

To go towards travel and competition expenses such as awards for each major category and thank-you gifts for judges. This can be in the way of donations of any denomination or gifts in-kind.

## SPONSOR RECOGNITION

### BASED ON LEVEL OF SUPPORT IN ACCORDANCE TO THE REGULAR STAMPEDE SPONSORSHIP LEVELS

- Program advertisement
- Autograph cards
- Recognition during the Stampede and during the queen competition through the announcer, videoboard, banner, etc.
- Sponsor names and/or logos on items if possible
- Tickets to the TP Creek Stampede
- Stampede website recognition
- Recognition on social media venues
- Advertising throughout the queen's reign at events she will attend

## 100th Annual Miss Teepee Creek Stampede Sponsors

Lefty's Café  
Star-K Photography  
Nicky Rae Photography  
Teepee Creek Hauling  
Dominic Valine Buckle &  
Crown Silversmith  
Brand Alliance  
Bear Creek Animal Clinic  
Absolute Safety  
7B Farms  
Mary Kay- Lynda Drysdale  
Ardith McCann  
Big Country 93.1

Benny's Numbered Company  
High Definition Hair Design  
McGovern's RV  
Mel Sperling  
Sharleen Kinderwater  
Greenhawk  
Rockfairy Originals  
Rode Family  
Antique Cowgirls  
Wes Blake  
County of Grande Prairie  
Steeped Tea- Aimee Binks  
Jordan Barnfield

SPONSORSHIP OPPORTUNITIES ARE FLEXIBLE PLEASE CONTACT MONIKA BENOIT  
IF YOU WOULD LIKE TO SPONSOR THE 2017 MISS TEEPEE CREEK STAMPEDE QUEEN  
PROGRAM @ MNROSS@LIVE.CA OR (780) 837-4752

# Behind <sup>the</sup> CHUTES

## WHAT DO I GET?

- ◆ 2 ADULT WILD ONE PASSES!
- ◆ Access to **\*\*EXCLUSIVE VIP** area in infield before & during ALL Pro Rodeo performances
- ◆ Lunch with your contestant on the day he/she competes
- ◆ Your photo with contestant on videoboard during performance
- ◆ Your name listed on the day sheet beside the contestant you sponsored
- ◆ Framed Commemorative TP Stampede Signed Contestant Back Number & Photo
- ◆ Infield TP Lunch Before Each Rodeo Performance With Contestants

## PLUS...Chance to Win!

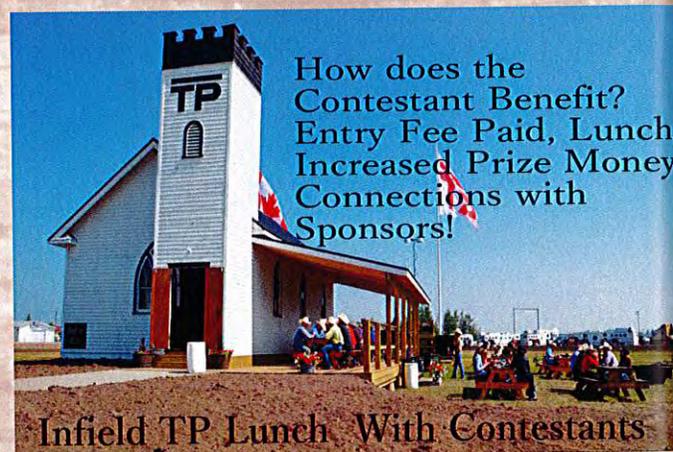


If your contestant wins his/her event or places highest out of the sponsored contestants at the TP Stampede, You Can Win Too! You'll get your name in for a pair of CFR Six Pack Tickets for the Canadian Finals Rodeo 2017!

## I'M IN NOW WHAT?

1. Choose how many contestants you want – ONLY \$1000/contestant
2. Fill out commitment letter and choose event of your choice
3. Get matched to a contestant

## THIS COULD BE YOUR VIEW



# 100th Annual Behind The Chutes Sponsors

Enframe Construction  
Factory Hair Studio  
Jade Cash ATM  
Logan Ranch  
Lyons Production Services  
Mix's Mercantile  
National Oilwell Varco  
Northern Blooms Flowers & Gifts  
Quadessa Holdings  
Snoble Family  
The Beer "Seller"  
Vintage Wine and Spirits



For More Info Contact Corry Stark:  
[corrystark@gmail.com](mailto:corrystark@gmail.com)

\*\* NOTE: EXCLUSIVE VIP Access means that ONLY those participating in the TP Behind the Chutes program will have access to this infield area. Existing sponsors are welcome to "top-up" their sponsorship by taking part in this program.

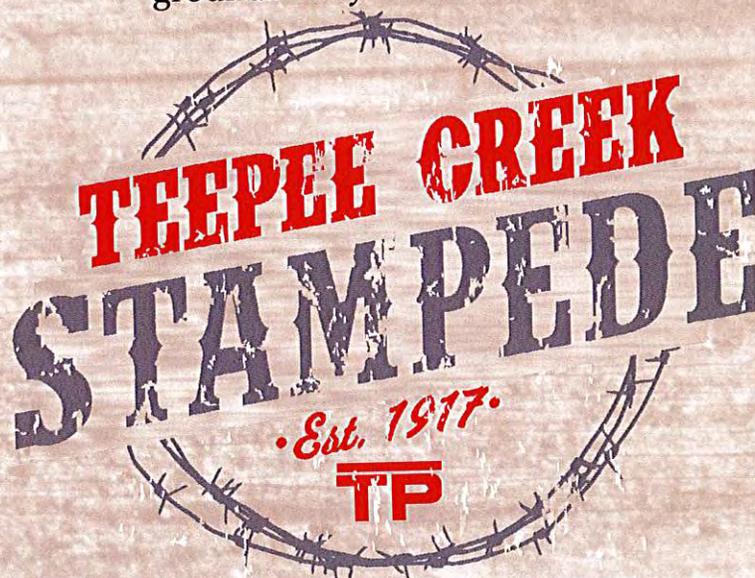
# Centennial Commemorative Sponsor

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## Family Centennial Commemorative Sponsorship

Opportunity to recognize individual families for local community volunteerism & Pioneering families in the Teepee Creek area  
Minimum \$5000

100th Year Commemorative Sponsors (\$5000 and Up) will be given special recognition on our dedicated 100th year commemorative recognition wall that will be displayed at the Stampede grounds for years to come.



All 100th Anniversary Commemorative packages will receive all the same perks that the general TP Sponsors get for the equivalent dollar value.

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Contact 100th Year Committee Chair Orval Sorken for Further Inquiries  
@ 786-831-5899

# 2017 Beer Garden Sponsorship

## Stage and Entertainment Sponsor \$20,000

- 8 Wild One Passes
- 4 Meet and Greet for each Night
- 15 Weekend Beer Garden Tickets
- 15 Beer Gardens to each night.
- 1 table for 8 in the VIP Area
- Stage Banner 12x20 Sponsor to supply
- 4 - 4x8 Banners Sponsor to supply
- ONLY ONE AVAILABLE

## Wrist Band Sponsor \$10,000

- 2 Wild One Passes
- 4 Weekend/Beer Garden Passes
- 2 Meet and Greet for 1 Performer
- Name/ Logo on every Beer Garden Bracelet
- 1 - 4x8 Banner in the Beer Gardens
- ONLY ONE AVAILABLE

## Bar Sponsor \$5,000

- 4 Wild One Passes
- 4 Weekend/ Beer Garden Passes
- 5x12 Banner for the Bar Sponsor to Supply
- Name one of the Three Bars
- ONLY THREE AVAILABLE

## Beer Garden Supporter \$1000

- 4 VIP Tickets to the Beer Gardens
- 1- 4x8 Sign

## VIP Section Sponsor \$10,000

- 8 Wild One Passes
- 4 Meet and Greet Passes for Each Night
- 5 Tickets to each night in the beer gardens
- 1 table for 8 in the VIP Area
- 3 4x8 or 5x10 banners in the beer gardens sponsor to supply
- ONLY ONE AVAILABLE

## Cup Sponsor \$10,000

- 2 Wild One Passes
- 4 Weekend Passes
- 1 Logo on one side of the cup.
- 1 - 4x8 Banner in the Beer Gardens
- ONLY ONE AVAILABLE

## Firework Sponsor \$5,000

- 4 Wild One Passes
- 4 Weekend/ Beer Garden Passes
- 5x12 Banner for the Bar Sponsor to Supply
- Name one of the Three Bars
- ONLY ONE AVAILABLE

## Party Hard \$2500

- 2 Wild One Passes
- 2 Weekend/ Beer Garden Passes
- 1 - 4x8 Sign

## 100th Annual Beer Garden Sponsors

Agriterra  
Bama Furniture  
Challenger Rig Rentals  
Canadian Tire  
CCSI  
Can Telematics  
Can-West Group  
CFR Chemicals  
CLH  
Capital Dominion Lending  
Doug Marshall  
Empire Gas Services  
Fountain Tire

Fosters Agri-World  
Grey Electric  
Ground Level Land Corp  
Hi Tech Business Systems  
J Lazy Ranch  
LSM  
Marlin Travel  
MVR Mechanical  
Matrix Solutions Inc.  
NHI Energy Services  
Northern Mat and Bridge  
Parsons Printing  
Pita Pit

Prism Glass  
Rigler and Reiman  
Reilly Transfer  
Red Line Power Craft  
Rubix Risk & Wealth Management  
Standard/Apple Auto Glass  
Sean Gillis  
Smash & Son Contracting  
Suzie Q's Auto Detailing  
Tek Plumbing  
Triumph Oilfield Hauling  
Vector Communications  
Western Star

# 2017 Supper Sponsorship



## **\$6,000 Saturday Supper Sponsor**

- 2 Wild One Passes
- 10 Tickets to Saturday Supper,
- 10 VIP Tickets to Saturday Beer Gardens
- Includes All Saturday Supper Sponsor Mentions
- Hang one Sign 4x8
- Any information/display tables or make a presentation

Supper Sponsors cover the cost of the meal for all the hard working Committee Members



## **\$6,000 Friday Supper Sponsor**

- 2 Wild One Passes
- 10 Tickets to Friday Supper
- 10 VIP Tickets to Friday Beer Gardens
- Includes All Friday Supper Mentions
- Hang one Sign 4' x 8'
- Any Information/Display on The Tables Or Make a Presentation

Supper Sponsors cover the cost of the meal for all the hard working Committee Members

An aerial photograph of a large outdoor event, likely a fair or festival. The scene is dominated by hundreds of white tents and booths arranged in neat rows. In the center, there is a large, complex structure that appears to be a stage or a main attraction. The background shows rolling hills under a clear sky. The overall tone of the image is sepia or brownish, giving it a vintage feel.

**For More Sponsorship Information Contact:**

**Ashley Meurs**

**780-831-8374**

**[ashleymeurs@gmail.com](mailto:ashleymeurs@gmail.com)**

# Teepee Creek Stampede Association

RR #2 Site 1

Box 26

Sexsmith, AB

T0H 3C0



Get your  
**FREE**  
**TP APP**  
today!



# WWW.TPSTAMPEDE.CA



# REQUEST FOR DECISION

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**SUBJECT:** Greenview Regional Multiplex Board Members-at-Large  
**SUBMISSION TO:** REGULAR COUNCIL MEETING      REVIEWED AND APPROVED FOR SUBMISSION  
**MEETING DATE:** June 27, 2017      CAO:      MANAGER:  
**DEPARTMENT:** COMMUNITY SERVICES      GM: DM      PRESENTER: DM

---

**RELEVANT LEGISLATION:**

**Provincial:** N/A

**Council Bylaw/Policy:** C0 02 – Appointment to Boards and Committees

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**RECOMMENDED ACTION:**

**MOTION: That Council appoint two Council Members to serve as Greenview board members on the Greenview Regional Multiplex Board.**

**MOTION: That Council appoint two members-at-large to serve as Greenview board members on the Greenview Regional Multiplex Board.**

---

**BACKGROUND/PROPOSAL:**

Greenview has requested residents to submit an application as to become a member-at-large on the Greenview Regional Multiplex Board. To-date three applications have been received for Council's consideration, with only two vacant positions available.

The Greenview Regional Multiplex Board Terms of Reference specifies that the board shall consist of seven (7) voting members. The following is the board's voting membership: two (2) elected officials from Greenview Council; two (2) elected officials from the Town of Valleyview Council; three (3) members-at-large in total, with two (2) appointed by Greenview and one (1) member appointed by the Town of Valleyview.

Administration is recommending that the Greenview Regional Multiplex Board be established in the very near future as there are numerous decisions that will be required prior to the facility opening.

---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of appointing members to the Greenview Regional Multiplex Board is that the board can be established as to proceed with the governance model as outlined in the terms of reference.
- 

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to appointing members to the Greenview Regional Multiplex Board.

---

ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to deny all applicants and direct Administration to re-advertise to acquire additional applicants.

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FINANCIAL IMPLICATION:

**Direct Costs: N/A**

**Ongoing / Future Costs: N/A**

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STAFFING IMPLICATION: N/A

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PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

FOLLOW UP ACTIONS:

Administration will contact the Greenview member-at-large applicants to inform them of Council's decision.

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ATTACHMENT(S):

- Greenview Regional Multiplex Board Terms of Reference
- Greenview Member-At-Large Applications



## Greenview Regional Multiplex Board Terms of Reference

### Purpose

The Greenview Regional Multiplex Board will act as the governing board on all matters pertaining to the operations, maintenance and functions associated with the Greenview Regional Multiplex.

### Membership

1. The Greenview Regional Multiplex Board shall consist of seven (7) voting member:
  - Two (2) elected officials from Greenview Council
  - Two (2) elected officials from the Town of Valleyview Council.
  - Three (3) members—at-large with two (2) members appointed by Greenview and one (1) member appointed by the Town of Valleyview.
  - Non-voting members may consist of the Chief Administrative Officers or their appointed designates from the respective municipalities as well as the appointed Multiplex Facility Manager.

### Structure

1. The chairman and vice chairman of the Greenview Regional Multiplex Board shall be selected at the annual organization board meeting.
2. The respective municipalities shall appoint an alternate elected official as a board member.
3. The quorum of the Greenview Regional Multiplex Board shall consist of four (4) members with a minimum of one (1) elected official from each municipality.
4. Voting members shall be appointed at the respective municipality's organizational meetings.
5. Greenview Regional Multiplex Board Meetings shall be held at the call of the board chairman.

### Responsibilities

1. The Greenview Regional Multiplex Board shall recommend to Greenview and the Town of Valleyview Councils an annual capital and operational budget.
2. The Greenview Regional Multiplex Board shall establish and review any policies regarding the operations, maintenance and functionality of the Greenview Regional Multiplex, in accordance with the philosophies established by Greenview and the Town of Valleyview Councils.
3. The Greenview Regional Multiplex Board shall not be involved in the day to day operations of the Facility and shall not be responsible for delivery of project or programs related to the Facility.

### Reporting

1. Minutes of the Greenview Regional Multiplex Board meetings shall be recorded and submitted to the respective municipalities in a timely manner.
2. The Greenview Regional Multiplex Facility Board shall provide an annual facility activity report to the respective municipalities.

Greenview and the Town of Valleyview Councils may amend the Terms of Reference as required.



# APPLICATION

Appointment to the  
Greenview Regional Multiplex Board

MD OF GREENVIEW

TOWN OF VALLEYVIEW

**Please Print**

Are you applying to be a Member-At-Large for Greenview or the Town of Valleyview?

Town

Greenview

Are you currently serving on a Municipal Board or Committee?

Yes

No

Which Board or Committee are you serving on and when does your term expire?

---

---

Have you served on a Municipal Board or Committee in the past?

Yes

No

What Municipal Board or Committee have you served on and what year did you last serve?

Library Board 2010-2012

---

## Personal Resume

Name: Mary Wilson

Home/Mailing Address: Box 341

City: Valleyview AB

Postal Code: T0H 3N0

Phone (home): 780-524-3719

Phone (work): 780-524-3824

Email: mk-wilson@ymail.com

Qualifications: Program Manager for Victim Services

for 15 years. Esso Bulk for 12 years

Worked with a Board for Victim Services.

*The personal information on this form is being collected for the purpose of determining eligibility of an applicant to serve as a member of the Greenview Regional Multiplex Board. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. Names, address and home telephone numbers of successful applications will be provided to the public.*



# APPLICATION

Appointment to the  
Greenview Regional Multiplex Board

MD OF GREENVIEW

TOWN OF VALLEYVIEW

**Please Print**

**Experience:** Managed Volunteers + answered to a Board for 15 years. Have Board Training that was offered by Solicitor General

**Volunteer Activities you have been involved with:** Victim Services, Red Willow Lodge Seniors Club, Youth Justice Committee, Red Cross, HEART Committee

**How do you feel you could contribute to the Greenview Regional Multiplex Board?**

To love my community! With my experience would be an asset to the Board. Will be a learning experience also with the Multi Plex.

*Margaretson*

Applicant's Signature

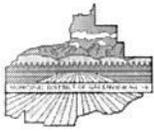
May 25/17

Date of Application

Return completed form and all attachments to:

Greenview Community Services, Executive Assistant  
4806 – 36<sup>th</sup> Avenue  
PO Box 1079  
Valleyview, AB T0H 3N0

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# APPLICATION

Appointment to the  
Greenview Regional Multiplex Board

MD OF GREENVIEW

TOWN OF VALLEYVIEW

## Please Print

Are you applying to be a Member-At-Large for Greenview or the Town of Valleyview?

Greenview     Town of Valleyview

Are you currently serving on a Municipal Board or Committee?

Yes     No

Which Board or Committee are you serving on and when does your term expire?

Valleyview & District Recreation Board - Term is reviewed annually

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Have you served on a Municipal Board or Committee in the past?

Yes     No

What Municipal Board or Committee have you served on and what year did you last serve?

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## Personal Resume

Name: Kim Havell

Home/Mailing Address: PO Box 158

City: Sunset House, Ab

Postal Code: Kim Havell

Phone (home): 780-524-4495

Phone (work): 780-552-6427

Email: kim.havell@ngps.ca

Qualifications: I have been on the Valleyview recreation board for years, and have learned a lot

while on that board. I have been to the APRA conference twice, taking all sorts of sessions

in regards to community recreation.

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Experience: I have worked for Northern Gateway public Schools for many years, in various

positions. As well I have 3 very boys, involved in a variety of activities.

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# APPLICATION

Appointment to the  
Greenview Regional Multiplex Board

MD OF GREENVIEW

TOWN OF VALLEYVIEW

**Please Print**

**Volunteer Activities you have been involved with:** 4H, Valleyview High School Rodeo,  
Crocus Hill Stampede, Soccer coach for Valleyview Minor Soccer.

**How do you feel you could contribute to the Greenview Regional Multiplex Board?**

I can contribute largely with my experience from with the Valleyview Rec Board,  
but also with the many years I have worked with children in the school system. I am an open  
minded mother of 3 active teenage boys, which can bring another viewpoint to the table.

K Howell

May 15, 2017

Applicant's Signature

Date of Application

Return completed form and all attachments to:

Greenview Community Services, Executive Assistant  
4806 – 36<sup>th</sup> Avenue  
PO Box 1079  
Valleyview, AB T0H 3N0

*The personal information on this form is being collected for the purpose of determining eligibility of an applicant to serve as a member of the Greenview Regional Multiplex Board. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. Names, address and home telephone numbers of successful applications will be provided to the public.*



# APPLICATION

Appointment to the  
Greenview Regional Multiplex Board

MD OF GREENVIEW

TOWN OF VALLEYVIEW

## Please Print

Are you applying to be a Member-At-Large for Greenview or the Town of Valleyview?

Greenview       Town of Valleyview

Are you currently serving on a Municipal Board or Committee?

Yes       No

Which Board or Committee are you serving on and when does your term expire?

---

---

Have you served on a Municipal Board or Committee in the past?

Yes       No

What Municipal Board or Committee have you served on and what year did you last serve?

I served on the Valleyview Municipal Library Board, beginning in 2013. At the end of 2015,

I resigned. I worked as the Program Manager, VCLCouncil, under the Library Board.

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## Personal Resume

Name: Judy Smith

Home/Mailing Address: Box 1555

City: Valleyview

Postal Code: Judy Smith

Phone (home): 780-524-2790

Phone (work): \_\_\_\_\_

Email: drjs@iwantwireless.ca

Qualifications: Bachelor of Physical Education Degree, University of Alberta

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Experience: 1979-1980, Employed with the City of Grande Prairie as a Recreation Programmer.

1980-1982, Employed with the Town of Valleyview as the Recreation Coordinator.

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---



# APPLICATION

Appointment to the  
Greenview Regional Multiplex Board

MD OF GREENVIEW

TOWN OF VALLEYVIEW

## Please Print

During this time we hosted the Peace Winter Games, for hundreds of athletes.

**Volunteer Activities you have been involved with:** Director on the RW Curling Club for 1 year.  
Instructed Curl Canada Clinics for several clubs over years.

For the past two years I have volunteered with Partnership Approach to Literacy (PAL).

### How do you feel you could contribute to the Greenview Regional Multiplex Board?

I have an educational background in Physical Education. Sports and activity continues to be a  
part of my life. Having worked for 28 years as coordinator of a community based program  
has given me a strong knowledge of this community, it's residents and their needs.

Judy Smith

Applicant's Signature

May 28, 2017

Date of Application

Return completed form and all attachments to:

Greenview Community Services, Executive Assistant  
4806 – 36<sup>th</sup> Avenue  
PO Box 1079  
Valleyview, AB T0H 3N0

*The personal information on this form is being collected for the purpose of determining eligibility of an applicant to serve as a member of the Greenview Regional Multiplex Board. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. Names, address and home telephone numbers of successful applications will be provided to the public.*



# REQUEST FOR DECISION

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SUBJECT: **Little Smoky Cemetery – Establish a Columbarium**  
SUBMISSION TO: REGULAR COUNCIL MEETING                      REVIEWED AND APPROVED FOR SUBMISSION  
MEETING DATE: June 27, 2017                                      ACAO: DM                                      MANAGER:  
DEPARTMENT: COMMUNITY SERVICES                              GM: DM                                      PRESENTER: DM

---

RELEVANT LEGISLATION:

**Provincial (cite)** – Alberta Cemetery Act and Regulation

**Council Bylaw/Policy (cite)** – Greenview Cemetery Bylaw

---

RECOMMENDED ACTION:

**MOTION: That Council authorize the Little Smoky Cemetery Committee to establish a columbarium within the Little Smoky Cemetery.**

---

BACKGROUND/PROPOSAL:

The Little Smoky Cemetery Committee is seeking approval from Greenview in order to establish a columbarium within the Little Smoky Cemetery. Greenview’s Cemetery Bylaw currently makes no references to the establishment of columbariums, however as per the Cemetery Act and Regulation the municipality may grant approval. Two other Greenview owned cemeteries have previously established columbariums without an approved motion of Council, Administration deems this to be an oversight. Administration will amend the Greenview Cemetery Bylaw for Council’s consideration to include the establishment of columbariums within Greenview cemeteries.

The Little Smoky Cemetery Committee was awarded a Greenview community grant in the amount of \$20,565.50 for the purchase and establishment of a columbarium. The columbariums are proving to be a vital asset to the cemeteries as they provide another viable burial option.

---

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of authorizing the Little Smoky Cemetery Committee to establish a columbarium is that it will provide the community with another viable burial option.
- 

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no perceived disadvantages to authorizing the Little Smoky Cemetery Committee to establish a columbarium.
-

---

ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to deny the Little Smoky Cemetery Committee's request to establish a columbarium, however two previous Greenview Cemeteries have established columbariums that have proven to be fulfilling a community need.

---

FINANCIAL IMPLICATION:

**Direct Costs: N/A**

**Ongoing / Future Costs: N/A**

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STAFFING IMPLICATION: N/A

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PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

FOLLOW UP ACTIONS:

Administration will notify the Little Smoky Cemetery Committee of Council's decision regarding the establishment of the columbarium.

---

ATTACHMENT(S):



# REQUEST FOR DECISION

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<b>SUBJECT:</b>	<b>Forestry Truck Road Phase 4</b>		
<b>SUBMISSION TO:</b>	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
<b>MEETING DATE:</b>	January 1, 2017	ACAO: DM	MANAGER: KS
<b>DEPARTMENT:</b>	INFRASTRUCTURE & PLANNING	GM: GG	PRESENTER: GG

---

**RELEVANT LEGISLATION:**

**Provincial (cite) – N/A**

**Council Bylaw/Policy (cite) – N/A**

---

**RECOMMENDED ACTION:**

**MOTION: That Council approve to use the Provincial Grant funding under the Alberta Government's Strategic Transportation Infrastructure Program for the preliminary survey, design, tendering and contract administration of Phase 4 on the Forestry Trunk Road between km 129.5 to km 137.1.**

---

**BACKGROUND/PROPOSAL:**

Administration made application for the Resource Road Funding when the Provincial Government announced that funding would be made available. As part of the Forestry Trunk Road Master Plan, Administration had requested the engineering firm WSP, to engage in preliminary research on re-alignments and future phases in hopes that resource funding would return.

Historically, Greenview has utilized the Resource Road Grant funding program for Phase 1 thru 3.

Phase 1 was completed in 2005/06 from km 115 to km 121

Phase 2 was completed in 2008/09 from km 121 to km 124

Phase 3 was completed in 2012/13 from km 124 to km 129.5

Greenview is eligible to receive a maximum of \$3,000,000.00 in grant funding under this program.

---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefits of the recommended motion is that Greenview will be able to initiate Phase 4 on the Forestry Trunk Road.

---

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to the recommended motion.

---

**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council has the alternative to reject the Grant Funding and shelf Phase 4 of the Forestry Trunk Road, however Phase 4 of the Forestry Trunk Road would be delayed to Council's future decision.

---

FINANCIAL IMPLICATION:

**Direct Costs:** No direct impact in 2017 budget if the resource grant funding is accessed.

**Ongoing / Future Costs:** Estimated \$6,600,000 will be budget for this project in 2018 if approved.

---

STAFFING IMPLICATION:

No staffing increases due to the approval of the recommendation.

---

PUBLIC ENGAGEMENT LEVEL:

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

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---

FOLLOW UP ACTIONS:

To notify the consultant to submit a scope of works to be approved by administration for the continuation of this project.

Year-end submittal of any invoices received for Grant funding.

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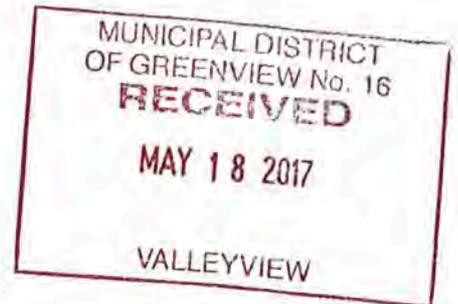
ATTACHMENT(S):

- Provincial Funding Approval Letter



ALBERTA  
INFRASTRUCTURE  
TRANSPORTATION

*Office of the Minister  
Government House Leader  
MLA, Edmonton-Highlands-Norwood*



May 3, 2017

AR 70568

Mr. Dale Gervais  
Reeve  
Municipal District of Greenview No. 16  
PO Box 1079  
Valleyview, AB T0H 3N0

Dear Reeve Gervais:

I am pleased to advise your council that your project, Forestry Trunk Road Phase IV - Upgrading, will be funded under the Alberta Government's Strategic Transportation Infrastructure Program (STIP) – Resource Road Component.

Based on your submission/application, the Municipal District of Greenview will receive a grant of 50 per cent of the estimated eligible project costs, or up to \$3,000,000 for the project under this program. The final grant amount will be based on the actual eligible costs at the time of the project completion, to maximum grant of \$3,000,000.

Through Budget 2017, our government has made a historic investment in hospitals, schools, roads, bridges, transit, and water infrastructure. This investment will help stimulate Alberta's economic recovery and get Albertans back to work.

Alberta Transportation staff will be in contact with your administration to formalize the funding agreement to undertake this work.

I look forward to working with you and your council on this important project.

Sincerely,

Brian Mason  
Minister



# REQUEST FOR DECISION

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SUBJECT: **Request to Waive 2017 Penalties on Sprocket Energy Corporation Tax Rolls**  
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
MEETING DATE: June 27, 2017 CAO: MANAGER: DD  
DEPARTMENT: CORPORATE SERVICES GM: RO PRESENTER: MJ

---

RELEVANT LEGISLATION:

**Provincial** (cite) – In accordance with Section 347(1) of Municipal Government Act

**Council Bylaw/Policy** (cite) – Bylaw No. 17-780

---

RECOMMENDED ACTION:

**MOTION: That Council deny the request from Sprocket Energy Corporation to waive the 2017 penalties on all of their tax rolls in the amount of \$51,698.58 as per the attached request.**

---

BACKGROUND/PROPOSAL:

As per the attached letter from Sprocket Energy Corporation, their total taxes due by June 30, 2017 will be \$274,992.45 which encompasses the assessment on 44 tax rolls.

Greenview's Bylaw 17-780 state:

- 1) In the event of any current taxes remaining unpaid for Non-Residential after June 30<sup>th</sup> of the current year, there shall be levied a penalty of 8%.
- 2) In the event of any of taxes of Non-Residential and Residential/Farmland remaining unpaid after December 31<sup>st</sup>, in the current year there shall be levied a penalty of 10% on January 1<sup>st</sup>.
- 3) In the event of any arrears of taxes of Non-Residential and Residential/Farmland remaining unpaid after December 31<sup>st</sup>, in the succeeding year, there shall be levied a penalty of 18% on January 1<sup>st</sup>, and in each succeeding year thereafter, so long as the taxes remain unpaid.

Sprocket Energy Corporation will see penalties of \$51,698.58 applied to their tax accounts if they do not pay their taxes by June 30<sup>th</sup>.

Sprocket Energy states in their letter that the, *“penalty charge represents an onerous cost for Sprocket as they are a small company focused in the Kaybob area. The significant one installment payment for property taxes strains Sprocket’s financial flexibility. Accordingly, we are requesting that Sprocket Energy Corporation be granted the ability to pay the property taxes in 12 equal monthly installments starting July 1, 2017 without penalties.”*

While Administration understands and sympathizes with the company, based on Greenview's Bylaw 17-780, and past Council decisions to deny similar requests, Administration is recommending that Council deny the request from Sprocket Energy Corporation to waive the tax penalties. Administration will endeavour to work with the company to set up monthly tax installments, as anyone has the option to do, however there will be penalties applied to any outstanding balance as per the bylaw, unless otherwise directed by Council.

---

**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of the recommended action is that Council will have upheld Council's bylaw and will have treated all ratepayers equally.
2. The benefit of the recommended action is that Council will avoid creating a precedence by going against Council's bylaw.

---

**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to the recommended action.

---

**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Sprocket Energy Corporation could be offered the opportunity to pay the incurred penalties over a designated time period, maximum of a 3 year period, without incurring future penalties on the outstanding penalty amount. They would have to ensure that each year's current taxes are paid by the June 30<sup>th</sup> deadline. However, due to the precedence this may set, and potential cash flow problems, if other companies make a similar request, Administration does not recommended this solution.

---

**FINANCIAL IMPLICATION:**

There are no perceived financial implications for Greenview from the recommended motion.

---

**STAFFING IMPLICATION:**

There are no perceived staffing implications from the recommended motion.

---

**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Sprocket Energy Corporation will be advised of Council's decision.

---

**ATTACHMENT(S):**

- Request from Sprocket Energy Corporation
- MGA Section 347(1)
- Bylaw 17-780



1250 300 5 AVE SW, Calgary, Alberta T2P 3C4, Canada



June 1, 2017

MD of Greenview
4806 - 36 Ave
Box 1079
Valleyview, Alberta T0H 3N0

Attention: Reeve Dale Gervais

Re: Request for a Payment Plan
Property Tax Assessment - MD of Greenview
Kaybob Area, Alberta

Sprocket Energy Corporation recently received the Property Tax Assessment and Notices for the 2017 Tax Year from the MD of Greenview for our properties in the Kaybob Area of Alberta. Total tax payable for all invoices if paid by June 30 is approximately \$275,000. Total taxes payable for all invoices if paid after December 31 is approximately \$327,000. This \$52,000 interest charge represents an onerous cost for Sprocket as we are a small company focused in the Kaybob area.

The significant one installment payment for property taxes strains Sprocket's financial flexibility. Accordingly we are requesting that Sprocket Energy Corporation be granted the ability to pay property taxes in 12 equal monthly installments starting July 1, 2017 without penalties.

To signify your acceptance of this Proposal please sign and return one copy of this letter to the attention of the undersigned We trust you will find the foregoing terms and conditions to be acceptable. Should you have any questions or concerns regarding this proposal please contact the undersigned directly at 403-804-6413. We look forward to your positive response in this matter.

Yours truly,

SPROCKET ENERGY CORPORATION

[Handwritten signature]

Tim Gee
President & C.O.O.

ACCEPTED AND AGREED TO this \_\_\_\_ day of \_\_\_\_\_, 201\_\_

MD of Greenview

Per: \_\_\_\_\_

Name & Title: \_\_\_\_\_
(Please Print or Type)

(3) The penalty must not be imposed sooner than January 1 of the year following the year in which the tax was imposed or any later date specified in the bylaw.

1994 cM-26.1 s345

#### Penalties

**346** A penalty imposed under section 344 or 345 is part of the tax in respect of which it is imposed.

1994 cM-26.1 s346

#### Cancellation, reduction, refund or deferral of taxes

**347(1)** If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

(2) A council may phase in a tax increase or decrease resulting from the preparation of any new assessment.

1994 cM-26.1 s347

#### Tax becomes debt to municipality

**348** Taxes due to a municipality

- (a) are an amount owing to the municipality,
- (b) are recoverable as a debt due to the municipality,
- (c) take priority over the claims of every person except the Crown, and
- (d) are a special lien
  - (i) on land and any improvements to the land, if the tax is a property tax, a community revitalization levy, a special tax, a local improvement tax or a community aggregate payment levy, or
  - (ii) on goods, if the tax is a business tax, a community revitalization levy, a well drilling equipment tax, a community aggregate payment levy or a property tax imposed in respect of a designated manufactured home in a manufactured home community.

RSA 2000 cM-26 s348:2005 c14 s12

#### Fire insurance proceeds

**349(1)** Taxes that have been imposed in respect of improvements are a first charge on any money payable under a fire insurance policy for loss or damage to those improvements.

(2) Taxes that have been imposed in respect of a business are a first charge on any money payable under a fire insurance policy for loss or damage to any personal property

- (a) that is located on the premises occupied for the purposes of the business, and
- (b) that is used in connection with the business and belongs to the taxpayer.

1994 cM-26.1 s349

#### Tax certificates

**350** On request, a designated officer must issue a tax certificate showing

- (a) the amount of taxes imposed in the year in respect of the property or business specified on the certificate and the amount of taxes owing, and



**BYLAW NO. 17-780**  
**of the Municipal District of Greenview No. 16**

**A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16 FOR THE 2017 TAXATION YEAR**

**Whereas**, the Municipal District of Greenview No. 16 has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the council meeting held on December 13, 2016 ; and

**Whereas**, the estimated municipal expenditures and transfers set out in the budget for the Municipal District of Greenview No.16 for 2017 total \$ 161,322,650; and

**Whereas**, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$65,519,435 and the balance of \$95,803,215 is to be raised by general municipal taxation; and

**Whereas**, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	1,611,889
Non-residential	22,640,659
Opted Out School Boards	
Residential/Farmland	61,185
Non-residential	<u>2,977</u>
Total School Requisitions	24,316,710
Requisition Allowance MGA(359(2))	100,000
Seniors Foundation	1,122,875

**Whereas**, the Council of the Municipal District of Greenview No.16 is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

**Whereas**, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000; and

**Whereas**, the assessed value of all property in the Municipal District of Greenview No.16 as shown on the assessment roll is:

	<u>Assessment</u>
Residential	640,457,400
Non-residential	5,567,591,680
Farmland	56,650,180
Machinery and equipment	<u>3,752,027,650</u>
	10,016,726,910

**NOW THEREFORE** under the authority of the Municipal Government Act, the Council of the Municipal District of Greenview No. 16, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Municipal District of Greenview No.16:

	Tax Levy	Assessment	Tax Rate
<b>General Municipal</b>			
Residential/Farmland	1,882,191	697,107,580	2.7000
Non-Residential	72,953,980	9,319,619,330	7.8280
<b>ASFF</b>			
Residential/Farmland	1,611,889	672,292,499	2.3976
Non-residential	22,640,659	5,367,247,289	4.2183
<b>Opted-Out School Boards</b>			
Residential/Farmland	61,185	25,519,440	2.3976
Non-residential	2,977	705,648	4.2183
Requisition Allowance	100,000	6,177,636,460	0.0162
Seniors Foundation	1,122,875	10,016,726,910	0.1121

2. The minimum amount payable as property tax for general municipal purposes shall be \$20.00.
  - a) Non-Residential Municipal taxes are due and payable on June 30<sup>th</sup>.
  - b) Residential/Farmland Municipal taxes are due and payable on November 15<sup>th</sup>.
3. In the event of any current taxes remaining unpaid for Non-Residential after June 30<sup>th</sup> of the current year, there shall be levied a penalty of 8%.
4. In the event of any current taxes remaining unpaid for Residential/Farmland after November 15<sup>th</sup> of the current year, there shall be levied a penalty of 8%.
  - a) In the event of any of taxes of Non-Residential and Residential/Farmland remaining unpaid after December 31<sup>st</sup>, in the current year there shall be levied a penalty of 10% on January 1<sup>st</sup>
  - b) In the event of any arrears of taxes of Non-Residential and Residential/Farmland remaining unpaid after December 31<sup>st</sup>, in the succeeding year, there shall be levied a penalty of 18% on January 1<sup>st</sup>, and in each succeeding year thereafter, so long as the taxes remain unpaid.
5. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

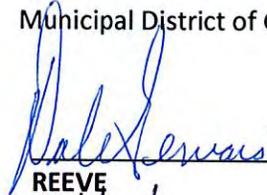
6. That this bylaw shall take effect on the date of the third and final reading.

Read a first time on this 28<sup>th</sup> day of March, 2017.

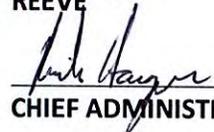
Read a second time on this 11 day of April, 2017.

Read a third time and passed on this 11 day of April, 2017.

Municipal District of Greenview No. 16

  
\_\_\_\_\_

REEVE

  
\_\_\_\_\_

CHIEF ADMINISTRATIVE OFFICER



# REQUEST FOR DECISION

**SUBJECT:** Tax Recovery – Public Sale of Land  
**SUBMISSION TO:** REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
**MEETING DATE:** June 27, 2017 ACAO: DM MANAGER: DD  
**DEPARTMENT:** CORPORATE SERVICES GM: RO PRESENTER: MJ

**RELEVANT LEGISLATION:**

**Provincial (cite)** – In accordance with Section 418 and 419 of *Municipal Government Act*

**Council Bylaw/Policy (cite)** – AD-27

**RECOMMENDED ACTION:**

**MOTION:** That Council set the terms and conditions that apply to the public sale of land as per the attached advertisement and adopt the “Opinion of Value” prepared by Accurate Assessment Group with reserve bid prices as follows:

Roll #150814	SE-21-69-6-W6	Opinion \$225,000
Roll #181782	SW-26-65-21-W5	Opinion \$420,000
Roll #225901	NE-24-71-20-W5	Opinion \$ 65,000
Roll #38357	NW-32-69-23-W5	Opinion \$130,000

**MOTION:** That Council set September 14, 2017 at 9:00 a. m. as the Public Auction Date for the sale of the following properties:

Roll #150814	SE-21-69-6-W6	Opinion \$225,000
Roll #181782	SW-26-65-21-W5	Opinion \$420,000
Roll #225901	NE-24-71-20-W5	Opinion \$ 65,000
Roll #38357	NW-32-69-23-W5	Opinion \$130,000

**BACKGROUND/PROPOSAL:**

The Tax Recovery process is the mechanism Municipalities use to ensure property owners pay their property taxes in a timely manner. Once a property owner has failed to pay their property taxes for two consecutive years, causing the property taxes to be two years in arrears, a Tax Notification Caveat is placed on the Land Title and notification is sent to the land owner advising them of the Caveat. If the property tax arrears remain unpaid by March 31<sup>st</sup> of the following year, the Municipality may sell the property by Public Auction.

After Council has made the decision to proceed with selling the property by Public Auction, a notice is sent to the property owner(s) advising them of the Public Auction date and the amount of outstanding property

taxes that must be paid prior to the start of the auction, to stop the sale of their property by Public Auction. If the outstanding arrears are not paid, the Public Auction proceeds.

If any property is sold by Public Auction, the municipality is permitted to withhold an administration fee of 5% of the sale price, plus the tax arrears and advertising costs. The remaining balance may be paid to the previous land owner if the Municipality is satisfied there are no debts secured by an encumbrance on the Title. If the Municipality is not satisfied that there are no other debts that are secured by an encumbrance on Title, the municipality must notify the previous owner that an application may be made under section 428(1) to recover all or part of the money.

As Council is required to set a reserve bid that is as close as reasonably possible to the market value of the parcel Administration requested an "Opinion of Value", from Accurate Assessment. A copy of the "Opinion of Value" is attached for Council's information.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of the recommended action is that the required advertising deadline will be met and the Public Auction will go ahead as planned.
2. The benefit of the recommended action is that Administration will have received Council's direction on how to proceed regarding the value to be placed on the properties.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to the recommended motion.

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**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council may choose not to adopt the recommendation however, Administration does not recommend this option as the process will be delayed, another Opinion of Value would be requested from Accurate Assessment which would likely have the same results and the advertising deadline will not be met.

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**FINANCIAL IMPLICATION:**

There are no future or direct costs resulting from the recommended motion, as all cost will be added to the property tax rolls for the affected properties.

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**STAFFING IMPLICATION:**

There are no staffing implications associated with the recommended action, since tax recovery sales are considered in the annual work plan.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Following Council's decision Administration will proceed with the required advertisement process.

---

**ATTACHMENT(S):**

- Advertisement
- Opinion of Value
- Assessment Summary Reports for each property
- Council Policy AD 27
- MGA Sections 418, 419 & 428(1)

**PUBLIC SALE OF LAND**

MUNICIPAL GOVERNMENT ACT  
DIVISION 8  
RECOVERY OF TAXES RELATED TO LAND

**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**

Notice is hereby given that under the provisions of the *Municipal Government Act* the Municipal District of Greenview No. 16 will offer for sale, by public auction, in the Council Chambers of the Municipal District of Greenview No. 16 Administration Building, 4806 – 36 Avenue, Valleyview, Alberta, on Thursday, September 14, 2017 at 9:00 a.m., the following lands:

LEGAL	PLAN	BLOCK	LOT	C OF T	RESERVE BID
SE-21-69-6-W6				132075490	\$225,000
SW-26-65-21-W5				092142060	\$420,000
NE-24-71-20-W5				142380199	\$ 65,000
NW-32-69-23-W5				102282910007	\$130,000

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing Certificate of Title.

These properties are being offered for sale on an “as is, where is” basis, and the Municipal District of Greenview No. 16 makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms or conditions of sale will be considered other than those specified by the Municipal District of Greenview No. 16. No further information is available at the public auction regarding the lands to be sold.

The Municipal District of Greenview No. 16 may after the public auction become the owner of any parcel of land that is not sold at the public auction.

TERMS: 10% down payment at public auction; balance within 30 days of the date of the Public Auction. All payments must be made by Cash or Certified Cheque.

Redemption may be effected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Valleyview, Alberta July 14<sup>th</sup>, 2017

MIKE HAUGEN, CHIEF ADMINISTRATIVE OFFICER



171 Pembina Road, Sherwood Park, Alberta T8H 2W8 Telephone: 780.464.4655 Fax: 780.417.8714

June 12, 2017

Attention: Marilyn Jensen

As per your request of June 6, 2017 regarding tax recovery properties, I have prepared an *opinion of value* on the subject properties. A visual drive by inspection was conducted in the past on these properties as part of the regularly scheduled assessment re-inspection Cycle. Assuming the condition of the property reflects normal condition and assuming there are not any problems or abnormalities, structural, physical, or otherwise, the following figures represent an *opinion of value* as of June 12, 2017. Any timber, mineral, riparian or commodity value(s) or easement revenue(s) that may exist on the subject properties have not been factored into their specific valuation.

Roll 150814 – SE-21-69-6-W6  
Roll 181782 – SW-26-65-21-W5  
Roll 225901 – NE-24-71-20-W5  
Roll 38357 – NW-32-69-23-W5

Opinion = \$225,000  
Opinion = \$420,000  
Opinion = \$65,000  
Opinion = \$130,000

Details regarding the valuation process and criteria/comparables used are available upon request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Birtles", with a long horizontal line extending to the right.

Troy Birtles, AMAA  
Assessment Coordinator  
Accurate Assessment Group



# Assessment Summary

Year of General Assessment: 2016

Roll: 38357  
 Legal: NW-32-69-23-5  
 Address:

Land Area: 158.80 Acres  
 Subdivision:  
 Zoning: Agricultural  
 Actual Use: Improved Residential / Single Family Unit- fee simple / One Farm Residence



## Market Land Valuation

Site Area: 3.00 Acres

Asmt	Code	Assessment
110	100%	51,820

## Farmland Valuation

Agroclimatic Zone: 21 2H-PR

Asmt	Code	Assessment
300	100%	14,180

Soil Group	Area	Rating
80 Pasture	116.32 Acres	37.0%
80 Pasture	39.48 Acres	5.0%

Total Area: 155.80 Acres

## Improvement Valuation

		Floor Area	Built	Asmt	Code	Assessment
1 1/2 Storey Basementless	SFD - All Ages	1,307 Sq Feet	1940	110	100%	22,960

## Assessment Totals

Tax Status	Code	Description	Assessment
T	110	FARM RES IMPR/SITE	60,600
	300	FARMLAND	14,180
		<b>Totals For 2016 Taxable</b>	<b>74,780</b>
E	900	RURAL RES EXEMPTION	14,180
		<b>Grand Totals For 2016</b>	<b>88,960</b>



# Assessment Summary

Year of General Assessment: 2016

Roll: 150814  
 Legal: SE-21-69-6-6  
 Address:

Land Area: 110.81 Acres

Subdivision:

Zoning: Agricultural

Actual Use: Improved Residential / Single Family Unit- fee simple



## Market Land Valuation

Site Area: 110.81 Acres

Asmt	Code	Assessment
100	100%	135,890

## Improvement Valuation

		Floor Area	Built	Asmt	Code	Assessment
Foundation - Basementless	Manufactured Home - Single	1,064 Sq Feet	1985	100	100%	102,790
1 Storey Basementless	Summer Cottage	208 Sq Feet	2016	100	100%	30,340

## Assessment Totals

Tax Status	Code	Description	Assessment
T	100	RES IMPR/SITE	269,020
<b>Grand Totals For 2016</b>			<b>269,020</b>



# Assessment Summary

Year of General Assessment: 2016

Roll: 181782  
 Legal: SW-26-65-21-5  
 Address:

Land Area: 150.02 Acres  
 Subdivision:  
 Zoning: Agricultural  
 Actual Use: Improved Residential / Single Family Unit- fee simple / Two Farm Residences



## Market Land Valuation

Site Area: 3.00 Acres

Asmt	Code	Assessment
110	100%	50,140

## Farmland Valuation

Agroclimatic Zone: 22 3H-PR

Asmt	Code	Assessment
300	100%	4,640

Soil Group	Area	Rating
80 Pasture	35.00 Acres	27.0%
80 Pasture	112.02 Acres	6.0%

Total Area: 147.02 Acres

## Improvement Valuation

		Floor Area	Built	Asmt	Code	Assessment
1 Storey Basementless	SFD - After 1970	1,617 Sq Feet	1993	110	100%	246,680
Foundationless	Manufactured Home - Single	1,657 Sq Feet	1996	110	100%	101,060

## Assessment Totals

Tax Status	Code	Description	Assessment
T	110	FARM RES IMPR/SITE	393,240
	300	FARMLAND	4,640
		<b>Totals For 2016 Taxable</b>	<b>397,880</b>
E	900	RURAL RES EXEMPTION	4,640
		<b>Grand Totals For 2016</b>	<b>402,520</b>



# Assessment Summary

Year of General Assessment: 2016

Roll: 225901  
 Legal: NE-24-71-20-5  
 Address:

Land Area: 9.49 Acres

Subdivision:

Zoning: Crown Land

Actual Use: Improved Residential / Designated Manufactured Home / Manufactured Home out MHC



## Market Land Valuation

Site Area: 9.49 Acres

Asmt	Code	Assessment
100	100%	52,140

## Improvement Valuation

		Floor Area	Built	Asmt	Code	Assessment
Foundationless	Manufactured Home - Single	1,117 Sq Feet	1975	100	100%	19,470

## Assessment Totals

Tax Status	Code	Description	Assessment
T	100	RES IMPR/SITE	71,610
<b>Grand Totals For 2016</b>			<b>71,610</b>



**M. D. OF GREENVIEW NO. 16**  
**POLICY & PROCEDURES MANUAL**

Section:  
**ADMINISTRATION**

**POLICY NUMBER: AD 27**

<b>POLICY TITLE:</b>	<b>TAX RECOVERY</b>	<b>Page 1 of 2</b>
<b>Date Adopted by Council / Motion Number:</b>		<b>11.10.561</b>

**PURPOSE:**

To establish guidelines on how tax forfeited lands will be sold or made available for taxation again.

**POLICY:**

The M.D. has established a method in which Council can introduce tax forfeited land to the marketplace.

1. No parcel will be removed from the Tax Sale List unless all taxes, penalties and costs incurred by the M.D. in the Tax Recovery Process are paid prior to the sale.
2. In accordance with the provisions of the Municipal Government Act, Chapter M-26.1, the M.D. may become the owner of any land that is offered, but not sold, at the Tax Recovery Sale.
3. If the M.D. exercises its option to become the owner of the land, the M.D. will not sell the property until one year after the date of the Tax Recovery Auction unless the prospective buyer meets the reserve bid price set at the original sale.
4. If, in the opinion of Council, the sale of tax forfeited land will cause hardship to an existing occupant, the Council may lease all or a portion of the parcel to the occupant so long as the revenue generated exceeds what would be generated by taxation, so as to make partial payment on arrears.
5. The amount of lease fees will be set by Council, and the occupant is not permitted to assign or sub-let his/her interest in the parcel.
6. Council will adopt a reserve price for all lands which are to be offered for sale at the Tax Recovery Auction. This reserve price will be advertised in a local newspaper. The reserve bid adopted by Council for the Tax Recovery Auction will also apply to properties unsold at the Tax Recovery Auction, whether they are to be sold by private sale or by public tender.
7. Council will determine the method in which the reserve price, letter of opinion, or opinion of value will be set and whether it is to be performed by an appraiser, realtor, or assessor.

**POLICY TITLE: TAX RECOVERY**

**Page 2 of 2**

**Date Adopted by Council / Motion Number:**

**11.10.561**

- 8. In the event a parcel is sold and there remains excess revenue after taxes, an administration charge will be applied. The administration charge will include, but is not limited to, the following:
  - a) Costs of advertising, both in the local papers and the Alberta Gazette;
  - b) Costs to prepare a reserve bid;
  - c) Costs paid to the Registrar of Land Titles for tax arrears notifications and preparation of a Tax Arrears List; and
  - d) An administration fee of 5% of the amount paid for the parcel.

9. In all respects, Council will conduct Tax Recovery Auctions in accordance with Division 8, Recovery of Taxes Related to Land, of the Municipal Government Act, Chapter M-26.1.

10. Tax Recovery property sold will adhere to the following terms:

Public Auction:

- For agricultural land - 10% down at public auction; balance at finalization.
- For subdivided lots - 10% down at public auction; balance at finalization.

Public Tenders: - 10% of bid to accompany tender.

The MD will consider time sale not to exceed one year at 8% interest on outstanding balance with 12% charged on arrears.

Direct Sales: - 10% of bid to accompany tender.

The MD will consider time sale not to exceed one year at 8% interest on outstanding balance with 12% charged on arrears.

LAND TITLE FEES: The M.D. will collect Land Title Office fees over and above the purchase price from purchasers at final payment, at a rate charged for Land Title fees, plus one dollar (\$1) for each \$1,000 market value or portion thereof.

11. If a Tax Recovery property remains unsold after one year from the Tax Recover sale, Council may allow for further appraisals or offers to be considered in accordance with the M.G.A.

\_\_\_\_\_  
(Original signed copy on file)  
REEVE

\_\_\_\_\_  
C.A.O.

- (a) the owner of the parcel of land,
  - (b) any person who has an interest in the parcel that is evidenced by a caveat registered by the Registrar, and
  - (c) each encumbrancee shown on the certificate of title for the parcel.
- (2) The notice must state
- (a) that if the tax arrears in respect of the parcel of land are not paid before March 31 in the next year, the municipality will offer the parcel for sale at a public auction, and
  - (b) that the municipality may become the owner of the parcel after the public auction if the parcel is not sold at the public auction.
- (3) The notice must be sent to the address shown on the records of the Land Titles Office for each person referred to in subsection (1).

1994 cM-26.1 s417;1995 c24 s61

**Offer of parcel for sale**

**418(1)** Each municipality must offer for sale at a public auction any parcel of land shown on its tax arrears list if the tax arrears are not paid.

(2) Unless subsection (4) applies, the public auction must be held in the period beginning on the date referred to in section 417(2)(a) and ending on March 31 of the year immediately following that date.

(3) Subsection (1) does not apply to a parcel in respect of which the municipality has started an action under section 411(2) to recover the tax arrears before the date of the public auction.

(4) The municipality may enter into an agreement with the owner of a parcel of land shown on its tax arrears list providing for the payment of the tax arrears over a period not exceeding 3 years, and in that event the parcel need not be offered for sale under subsection (1) until

- (a) the agreement has expired, or
- (b) the owner of the parcel breaches the agreement,

whichever occurs first.

1994 cM-26.1 s418;1995 c24 s62;1996 c30 s35

**Reserve bid and conditions of sale**

**419** The council must set

- (a) for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- (b) any conditions that apply to the sale.

1994 cM-26.1 s419

**Right to possession**

**420(1)** From the date on which a parcel of land is offered for sale at a public auction, the municipality is entitled to possession of the parcel.

(2) For the purposes of obtaining possession of a parcel of land, a designated officer may enter the parcel and take possession of it for and in the name of the municipality and, if in so doing resistance is encountered, the municipality may apply to the Court of Queen's Bench for an order for the possession of the parcel.

RSA 2000 cM-26 s420;2009 c53 s119

**Advertisement of public auction**

- 428(1)** A person may apply to the Court of Queen's Bench for an order declaring that the person is entitled to a part of the money in the account referred to in section 427(1).
- (2)** An application under this section must be made within 10 years after
- (a) the date of the public auction, if the parcel was sold at a public auction, or
  - (b) the date of a sale under section 425, if the parcel was sold at a sale under that section.
- (3)** The Court must decide if notice must be given to any person other than the applicant and in that event the hearing must be adjourned to allow notice to be given.
- (4)** In making an order, the Court must have regard to the priorities in which sale proceeds are distributed in a foreclosure action.

RSA 2000 cM-26 s428;2009 c53 s119

#### **Payment of undistributed money to municipality**

**428.1** If no application is made under section 428 within the 10-year period referred to in section 428(2), the municipality may, for any purpose, use the money deposited in accordance with section 427 that remains undistributed.

1995 c24 s68

#### **Transfer to municipality after 15 years**

**428.2(1)** Despite anything in this Division, where a parcel of land has been offered for sale but not sold at a public auction and the certificate of title for the parcel has been marked "Tax Forfeiture" by the Registrar, the municipality may request the Registrar to cancel the existing certificate of title for the parcel of land and issue a certificate of title in the name of the municipality on the expiry of 15 years following the date of the public auction.

**(1.1)** This section does not apply to land respecting which the Minister responsible for the *Unclaimed Personal Property and Vested Property Act* has notified the municipality that the land has vested in the Crown.

- (2)** On the issuance of a certificate of title in the name of the municipality, all responsibilities of the municipality under this Division to the previous owner of the parcel of land cease.
- (3)** Where a certificate of title is issued to a municipality under subsection (1) and there are remedial costs owing in respect of the parcel of land, the municipality must deposit in the Environmental Protection and Enhancement Fund established under the *Environmental Protection and Enhancement Act* the lesser of
- (a) the fair market value of the parcel of land, and
  - (b) the amount of the remedial costs.
- (4)** A municipality that becomes the owner of a parcel of land pursuant to subsection (1) acquires the land free of all encumbrances, except
- (a) encumbrances arising from claims of the Crown in right of Canada,
  - (b) irrigation or drainage debentures,
  - (c) registered easements and instruments registered pursuant to section 69 of the *Land Titles Act*,
  - (d) right of entry orders as defined in the *Surface Rights Act* registered under the *Land Titles Act*,
  - (e) a notice of lien filed pursuant to section 38 of the *Rural Utilities Act*,
  - (f) a notice of lien filed pursuant to section 20 of the *Rural Electrification Loan Act*, and
  - (g) liens registered pursuant to section 21 of the *Rural Electrification Long-term Financing Act*.

RSA 2000 cM-26 s428.2;2007 cU-1.5 s73

**Prohibited bidding and buying**

**429(1)** When a municipality holds a public auction or another sale under section 425, the auctioneer, the councillors, the chief administrative officer and the designated officers and employees of the municipality must not bid for or buy, or act as an agent in buying, any parcel of land offered for sale, unless subsection (2) applies.

(2) A municipality may direct a designated officer or employee of the municipality to bid for or buy a parcel of land that the municipality wishes to become the owner of.

1994 cM-26.1 s429

**Right to place tax arrears on new parcels of land**

**429.1** When there are tax arrears in respect of a parcel of land that is to be subdivided, the municipality may distribute the tax arrears and any taxes that may be imposed in respect of the parcel among the parcels of land that are created by the subdivision in a manner the municipality considers appropriate.

1995 c24 s69

**Minerals**

**430** If, as a result of proceedings under this Act or any other Act providing for the forfeiture of land or minerals, or both, for arrears of taxes, minerals are vested in the Minister or in a municipality that later passed or passes to the control of the Minister, the minerals are the property of the Crown and no person has any claim to or interest in them, despite anything in this Act or the Act under which the minerals were forfeited.

1994 cM-26.1 s430

**Acquisition of minerals**

**431(1)** In respect of any parcel of land or minerals

- (a) acquired by a municipality before or after March 5, 1948, pursuant to a tax recovery notification or caveat endorsed on the certificate of title by the Registrar, and
- (b) subsequently registered in the name of the municipality,

the municipality is deemed to have taken or to take title only to those minerals that the municipality was authorized and empowered to assess at the time of the issuance of the certificate of title in the name of the municipality, and any corrections to the records of any Land Titles Office made before March 5, 1948 to effect this purpose are hereby confirmed and validated.

(2) A municipality must not transfer, lease, mortgage or otherwise dispose of or deal in any minerals or any interest in minerals without first obtaining the written consent of the Minister, and any disposition or dealing made without the consent of the Minister has no effect.

(3) Any certificate of title issued in the name of a municipality before or after March 5, 1948 to or including any minerals, other than minerals that the municipality was authorized and empowered to assess at the time of the acquisition, may be corrected under the *Land Titles Act* to limit the certificate of title to the minerals the municipality was authorized and empowered to acquire, and all other necessary corrections may be made under the *Land Titles Act* on other certificates of title.

(4) This section does not affect an interest in minerals acquired by any person from a municipality before March 5, 1948.

1994 cM-26.1 s431

**Right of way**

**432** After the date on which a municipality becomes the owner of a parcel of land under section 424, if an application is made to a municipality

- (a) for a right of entry by an operator entitled to apply for a right of entry order under the *Surface Rights Act*, or



# REQUEST FOR DECISION

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SUBJECT:	<b>Council Remuneration</b>	REVIEWED AND APPROVED FOR SUBMISSION
SUBMISSION TO:	REGULAR COUNCIL MEETING	CAO: MH                      MANAGER:
MEETING DATE:	June 27, 2017	GM:                              PRESENTER: DL
DEPARTMENT:	CAO SERVICES	

---

RELEVANT LEGISLATION:

**Provincial N/A**

**Council Bylaw/Policy Policy No. 1008**

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RECOMMENDED ACTION:

**MOTION: That Council receive for information the Remuneration Report as presented.**

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BACKGROUND/PROPOSAL:

On May 9, 2017 Council directed administration to conduct a remuneration report for Council for review.

The report draws from nine other Municipal Districts and Counties in Northern Alberta: County of Grande Prairie, Yellowhead County, Mackenzie County, Clearwater County, Big Lakes County, Sturgeon County, Saddle Hills County, Woodlands County, and Northern Sunrise County. The monthly salaries of Councillors, Chief Elected Officials and Deputy Reeve/Mayors are examined, as well as meeting per diem rates, conference compensations, and other benefits (cell phone plans, internet, Health coverage and retirement policies, etc.).

The honorarium and per diem rates of the M.D of Greenview are outlined in Policy no. 1008 Council and Board Remuneration. The M.D of Greenview presently has an established monthly honorarium of \$1,100.00 for Councillors and \$1,650.00 for the Reeve. Importantly, there is a provision for calculating increases to cost of living (COL), which is calculated yearly. It has been determined that the COL increase 2% in 2014, 3% in 2015, and 2% in 2016. The Honorarium for the Reeve has been adjusted to \$1,768.00 and \$1,179.00 for Councillors. Meeting per diems are provided based on length of meetings and are also subject to COL. The rates begin at \$166.00 for a meeting less than four hours in length, \$249.00 for meetings four to eight hours in length and \$331.00 for meetings longer than eight hours. Other features of Council remuneration include compensation for conferences attended, including subsistence, travel and incidentals pursuant of Policy no. 1002-01. Council also receives reimbursement for cell phones and internet pursuant of Policy no. 1009 and 1019. Councillors also receive 5% RRSP matching, basic life insurance, Extended Health coverage, Dental, Best Doctors and Life Works (EAP).

Through the comparison of the nine Counties it was determined that the average monthly honorarium for Councillors was \$1,843, for Deputy Reeve/Mayor's it was \$1,999, and for Chief Elected Official's it was \$2,616. Counties such as Sturgeon County and Yellowhead County pay substantially higher monthly salaries to Council members, but they do not provide meeting per diems. If those two counties are removed from the calculation, the average for Councillors falls to \$1,129.37 and Chief Elected Officials to \$1,624.24.

In all categories of meeting per diem rates, Greenview was above average. Meetings less than four hours averaged \$155, meetings four to eight hours averaged \$203, and meetings over eight hours averaged \$252. In the County of Grande Prairie, the Chief Elected Official receives an additional meeting per diem. The M.D of Greenview also offers a number of additional benefits few municipalities provide. Few municipalities provide internet or cell phone coverage. Many offer some form of health benefits, though most are only partial coverage and are not nearly as comprehensive as the M.D of Greenview. Mackenzie County, Saddle Hills County and Sturgeon County have the most comparable benefits to the M.D of Greenview.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

---

**ATTACHMENT(S):**

- Council Monthly Honorarium
- Council Meeting Per Diem Rates
- Benefits

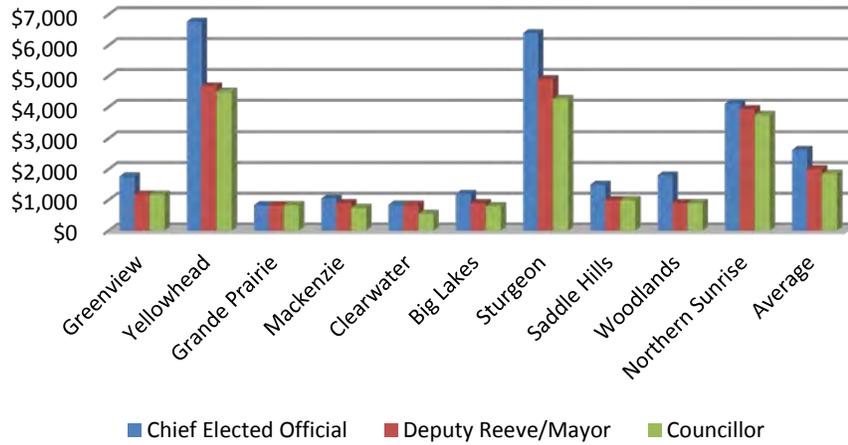
**Council Monthly Honorarium**

	<b>Chief Elected Official</b>	<b>Deputy Reeve/Mayor</b>
<b>County of Grande Prairie</b>	\$832	\$832
<b>Clearwater County</b>	\$850	\$850
<b>Mackenzie County</b>	\$1,050	\$900
<b>Big Lakes County</b>	\$1,200	\$900
<b>Saddle Hills County</b>	\$1,500	\$1,000
<b>M.D Greenview</b>	<b>\$1,768</b>	<b>\$1,179</b>
<b>Woodlands County</b>	\$1,800	\$900
<b>Northern Sunrise</b>	\$4,112	\$3,935
<b>Sturgeon County</b>	\$6,396	\$4,903
<b>Yellowhead County</b>	\$6,768	\$4,668
<b>Average</b>	<b>\$2,628</b>	<b>\$2,007</b>

\*\* Honorariums calculated with data available. Many municipalities do not include a COL adjustment in their policies. Other policies have been updated in 2017. Table is organized in order of Chief Elected Official Honorariums.

	<b>Councillor</b>
<b>Clearwater County</b>	\$550
<b>Mackenzie County</b>	\$750
<b>Big Lakes County</b>	\$800
<b>County of Grande Prairie</b>	\$832
<b>Clearwater County</b>	\$850
<b>Woodlands County</b>	\$900
<b>Saddle Hills County</b>	\$1,000
<b>M.D Greenview</b>	<b>\$1,179</b>
<b>Sturgeon County</b>	\$4,264
<b>Yellowhead County</b>	\$4,490
<b>Average</b>	<b>\$1,851</b>

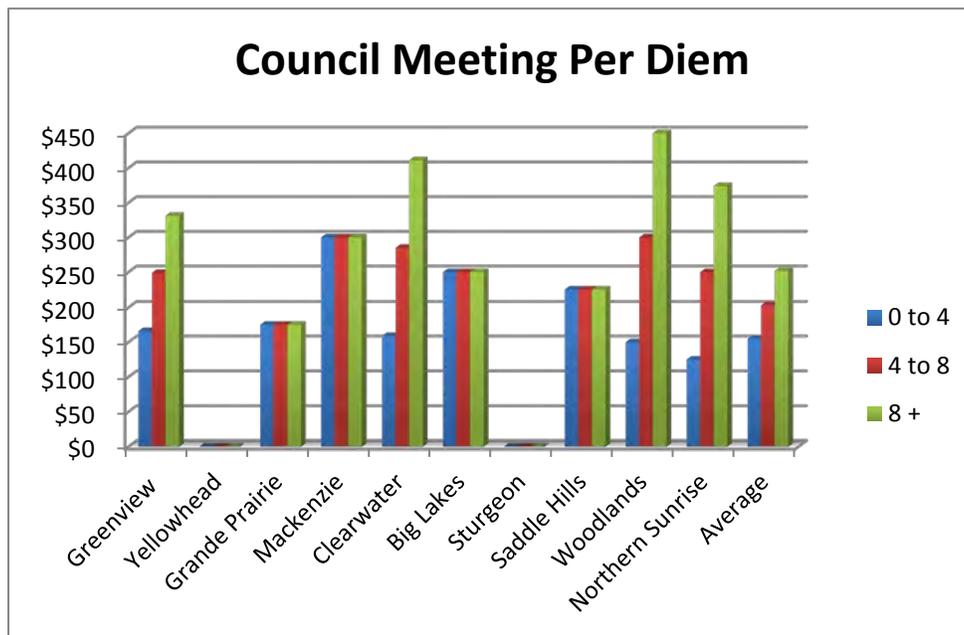
## Council Monthly Honorarium



## Council Meeting Per Diem Rates

	0-4 Hours	4-8 Hours	8+ Hours
<b>Mackenzie County</b>	\$300	\$300	\$300
<b>Big Lakes County</b>	\$250	\$250	\$250
<b>Saddle Hills County</b>	\$225	\$225	\$225
<b>County of Grande Prairie</b>	\$175	\$175	\$175
<b>M.D Greenview</b>	\$166	\$249	\$331
<b>Clearwater County</b>	\$159	\$285	\$411
<b>Woodlands County</b>	\$150	\$300	\$450
<b>Northern Sunrise County</b>	\$125	\$250	\$374
<b>Sturgeon County</b>	\$0	\$0	\$0
<b>Yellowhead County</b>	\$0	\$0	\$0
<b>Average</b>	\$155	\$203	\$252

\*\* Per Diem Rates are arranged in numeric order for the rates of 0-4 Hours.



## Benefits

County	Cell phone	Internet	RRSP	Basic Life Insurance	Extended Health	Dental/Vision	Best Doctors	Life Works
M.D Greenview	✓	✓	✓	✓	✓	✓	✓	✓
Yellowhead County	No Benefits							
Mackenzie County	✓	✓	Group Benefits at 50% cost of Premiums					
Sturgeon County			✓	✓	✓	✓		
Saddle Hills County				✓	✓	✓		
Big Lakes County	✓							
Woodlands County								
Northern Sunrise County	✓	✓	✓					
Clearwater County								
County of Grande Prairie								

\*\* Data collected reflects the responses of 7 out of 10 Municipalities. County of Grande Prairie, Clearwater County, and Woodlands County did not provide information for comparison.



# REQUEST FOR DECISION

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**SUBJECT:** Request to Waive Additional Fees for Development Permit D17-132  
**SUBMISSION TO:** REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION  
**MEETING DATE:** June 27, 2017 ACAO: DM MANAGER: SR  
**DEPARTMENT:** PLANNING & DEVELOPMENT GM: GG PRESENTER: PL

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**RELEVANT LEGISLATION:**

**Provincial (cite)** – *Municipal Government Act, RSA 2000, s. 616(b)*

**Council Bylaw/Policy (cite)** – *Land Use Bylaw 03-396, s. 4.1; and Schedule of Fees Bylaw 12-673, s. 3(k)*

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**RECOMMENDED ACTION:**

**MOTION:** That Council deny the request to waive the additional fee for not obtaining a valid development permit prior to construction, for Development Permit D17-132.

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**BACKGROUND/PROPOSAL:**

A site inspection was conducted on May 15, 2017 as to examine the proposed development site on SE-32-68-20-W5 for Development Permit application D17-132. It was observed that a mobile home was on the proposed development site without a valid development permit

In accordance with Section 3 (k) to 3 (s) of the Municipal District of Greenview’s Schedule of Fees Bylaw 12-673, the Greenview is exercising its discretion to impose an additional fee for commencing construction prior to obtaining a valid Development Permit. The fee amount for commencing construction prior to obtaining a valid Development Permit for a structure with a floor area greater than 225 sq. ft. is \$1,000.00. A Development Permit cannot be issued until the additional fees have been paid.

The Development Permit Applicant is disputing the \$1000.00 imposed fee and will be making a presentation to Council.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of the recommended action is that Council will ensure consistency with the Schedule of Fees Bylaw 12-673 and Section 4.1 of the MD’s Land Use Bylaw.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. The disadvantage of the recommended action waiving the fee may set a precedent for future developments.

---

**ALTERNATIVES CONSIDERED:**

**Alternative #1:** That Council waive the additional fee of \$1,000.00 for commencing construction without a valid development permit however, this is not recommended by Administration because it maybe precedence setting for future non-compliance.

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FINANCIAL IMPLICATION:

**Direct Costs:** No direct costs associated from the recommendation.

**Ongoing / Future Costs:** No ongoing or future costs associated from the recommendation.

---

STAFFING IMPLICATION:

There are no staffing implications to the recommended action.

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PUBLIC ENGAGEMENT LEVEL:

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

FOLLOW UP ACTIONS:

The applicant will be advised of Council's decision.

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ATTACHMENT(S):

- Schedule 'A' – Letter from Aaron and Bonny Walker
- Schedule 'B' – Development Permit Application D17-132
- Schedule 'C' – Site Inspection Report of May 15, 2017
- Schedule 'D' – Site Inspection Pictures of May 15, 2017
- Schedule 'E' – Notice- Fees For Commencing Construction Before Obtaining a Valid Development Permit June 1, 2017
- Schedule 'F' – Municipal Government Act, s. 616(b) Definition of Development
- Schedule 'G' – Land Use Bylaw 03-396, s. 4.1 When Development Permits are not Required
- Schedule 'H' – Schedule of Fees Bylaw 12-673, s. 3(k) Development Permit Fees

Schedule "A" - Letter from Aaron and Bonny Walker

ATT. Price Lasureburg:  
We Aaron + Bonny Walker ask to  
attend the next council meeting  
on June 27 - 9AM. We wish to  
despite the \$100.00 fee for moving  
the trailer before getting the permit.

Thankyou  
Bonny + Aaron Walker

# Schedule "B" – Development Permit Application D17-132



DEVELOPMENT PERMIT APPLICATION – FORM A  
 Municipal District of Greenview No. 16  
 4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0  
 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608  
 www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE	
APPLICATION NO.	D17-132
DATE RECEIVED	April 26, 2017
ROLL #	293422

P.L.

I/ We understand that this application will only be processed if submitted in complete form and accompanied by the applicable fee. A "completed" application includes the forms completely filled out, signatures, site plan, fees and any other information the development authority deems necessary to make an informed decision.

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT AARON WALKER		NAME OF REGISTERED LANDOWNER or LEASEHOLDER AARON WALKER AND BONNY WALKER	
ADDRESS BIX 1573		ADDRESS SAME	
VALLEYVIEW, AB		VALLEYVIEW, AB	
POSTAL CODE T0H 3N0	TELEPHONE (Res.) (Bus.) 780-524-4788	POSTAL CODE	TELEPHONE (Res.) (Bus.)
E-MAIL: cell 780-552-6763		E-MAIL:	

MUNICIPAL DISTRICT  
OF GREENVIEW No. 16  
RECEIVED  
APR 26 2017  
VALLEYVIEW

LAND INFORMATION										
Legal description of proposed development site:										
QTR./L.S. SE	SEC. 32	TWP. 20	RGE. 5	M. 5	OR	REGISTERED PLAN	BLK	LOT	OR	*ML/MS/LEASE NO.*
Size of the proposed development:		Number of:		ACRES		OR		HECTARES		
LENGTH 69	ft m	WIDTH 12	ft m	160						
Description of the existing use of the land:										

DEVELOPMENT INFORMATION							
Describe the proposed development on the land: SAFEWAY MOBILE HOME 42-X-68 FT +/- 14 Ft. by 70 Ft.							
Check (x) any proposed development(s) not identified above:							
<input type="checkbox"/> Signs	<input type="checkbox"/> Culvert(s)/Road access point(s)						
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s) / use(s)						
<input type="checkbox"/> Home occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s) / use(s)						
Indicate the proposed setback from the property line:							
FRONT YARD 185	ft m	REAR YARD 2300	ft m	SIDE YARD (1) 400+	ft m	SIDE YARD (2) 1,900	ft m
The land is adjacent to: <input type="checkbox"/> A Highway <input type="checkbox"/> A District Road <input type="checkbox"/> LOC #							
Estimate the project:							
A. COMMENCEMENT DATE JANUARY 1, 2017 D/M/Y	B. COMPLETION DATE JANUARY 1, 2017 D/M/Y	C. COMPLETED PROJECT COST \$ 3,000.00					
Attached is: (a) SITE PLAN: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (b) FLOOR PLAN <input type="checkbox"/> Yes <input type="checkbox"/> No (c) CROWN LAND ACCESS MAP <input type="checkbox"/> Yes <input type="checkbox"/> No							
If located in Crown Land area, Road Access Map must be provided.							

RURAL ADDRESS SIGNAGE	
DO YOU HAVE A RURAL ADDRESS?: <input type="checkbox"/> YES ADDRESS: <input type="checkbox"/> NO	A \$50.00 RURAL ADDRESS SIGNAGE FEE IS REQUIRED FOR NEW RESIDENTIAL DEVELOPMENT. <input checked="" type="checkbox"/> \$50.00 FEE

DECLARATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
NOTE: If the applicant is not the registered Landowner, then the Landowner(s) signature is required. All Landowners MUST sign the application.	APRIL 24, 2017 Date Aaron Walker SIGNATURE OF APPLICANT x B. Walker Date SIGNATURE OF REGISTERED LAND OWNER / LEASEHOLDER

LAND USE CLASSIFICATION: Agriculture	FOR ADMINISTRATIVE USE
FEE ENCLOSED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	AMOUNT: \$ 100.00 RECEIPT NO. 227505

Any personal information that the Municipal District of Greenview may collect on this form is in compliance with Section 93 of the Freedom of Information and Protection of Privacy Act. The information collected is required for the purpose of carrying out an operating program or activity of the Municipality, in particular for the purpose of our Development program. If you have any questions about the collection please contact the Freedom of Information and Protection of Privacy Coordinator at 780-524-7600.

# Schedule 'C' – Site Inspection Report of May 15, 2017



*PL.*

## MUNICIPAL DISTRICT OF GREENVIEW No. 16

4806 - 36 Avenue, Box 1079, Valleyview AB T0H 3N0  
 T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608  
[www.mdgreenview.ab.ca](http://www.mdgreenview.ab.ca)

### SITE INSPECTION REPORT

Inspected by: *Price L.* Development Officer

Application Number: D17-132 Applicant's Name: WALKER AARON Agent/Owner's Name: WALKER AARON & BONNY Legal Location / Area: SE-32-68-20-W5 Existing Land Use: AGRICULTURE	Rural Address: Date Received: April 27, 2017 Date Inspected: <i>May 15, 2017</i> Plan: Proposed Development: 2nd RESIDENCE 14 FT. BY 70 FT. MOBILE HOME
--	---

Development Description: 2nd RESIDENCE 14 FT. BY 70 FT. MOBILE HOME.

**Site Description:**

Topography:		Soil Types:		Vegetation Type:		
<input type="checkbox"/> Flat	<input type="checkbox"/> Hillside	<input type="checkbox"/> Clay	<input type="checkbox"/> Loam	<input type="checkbox"/> Cropped / Cultivated	<input type="checkbox"/> Mixed Forest	<input type="checkbox"/> Shrubs
<input type="checkbox"/> Gently Rolling	<input type="checkbox"/> Rolling	<input type="checkbox"/> Grey Wooded	<input type="checkbox"/> Sandy	<input type="checkbox"/> Grassland/Pasture Land	<input type="checkbox"/> New Clearing	<input type="checkbox"/> Wood lots
<input type="checkbox"/> High Ground	<input type="checkbox"/> Valley	<input checked="" type="checkbox"/> Mixed Soils	<input type="checkbox"/> Peat	<input checked="" type="checkbox"/> Existing Yard Site	<input type="checkbox"/> Cleared	<input type="checkbox"/> Other

**Existing Developments:**

Services: Water <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Sewer <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Power <input type="checkbox"/> Existing <input type="checkbox"/> Proposed	Phone <input type="checkbox"/> Existing <input type="checkbox"/> Proposed
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Access:  Existing and/or  Proposed      Comments: *Development on site*

**Adjacent to Roadway:**

District Road	Highway	Internal Subdivision	
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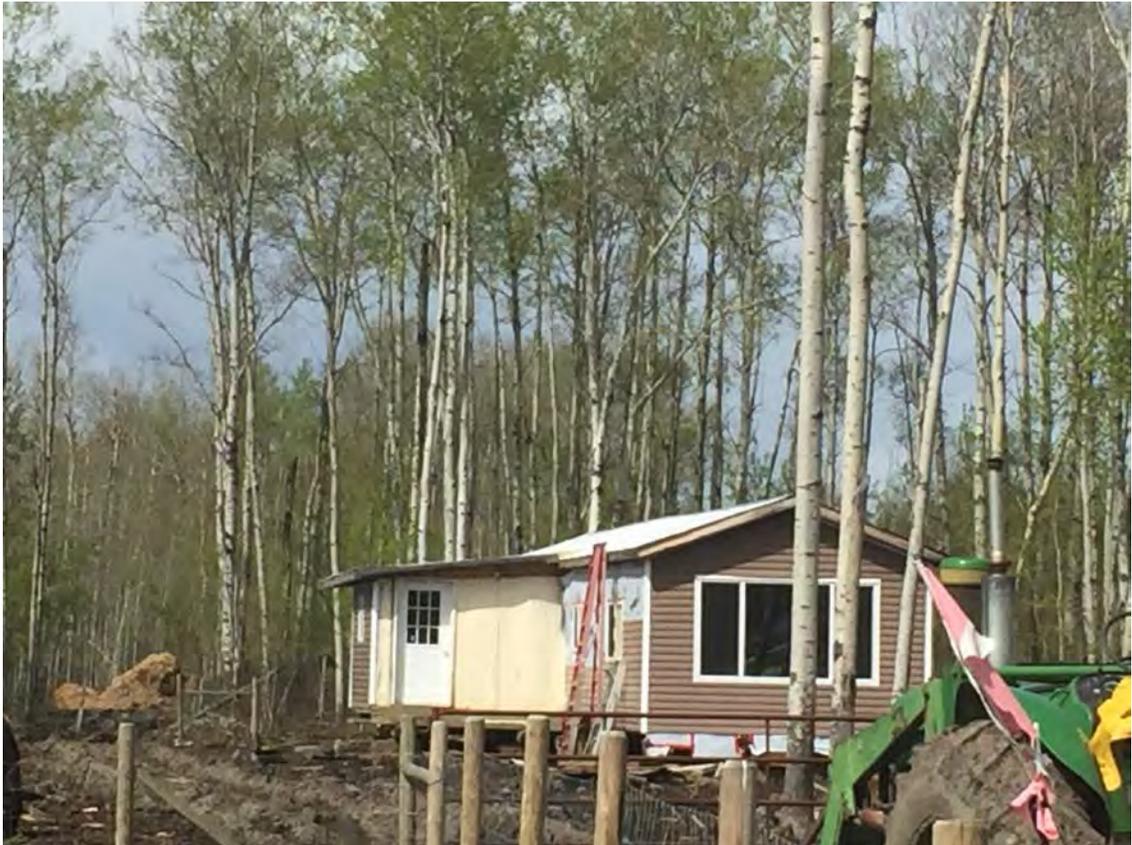
Dimensions: Length: 70.0ft Width: 14.0ft Height: 0.0ft Area: 0.0ft  
 Setbacks: Front: 185.0ft Rear: 2300.0ft Side(1): 457.0ft Side(2): 1900.0ft  
 Relaxation Required: Front Yard: Side Yard: Side Yard: Rear Yard:

Land Use Bylaw Classification:  Permitted use  Discretionary Use      Decision:  Approved  Refused

Recommendation to MPC:  Approve  Refuse Subject to the following Conditions:

- Conditions:
1. The owner/developer must abide by all Provincial Legislation and Regulations that are applicable and relevant to the proposed Development.
  2. The owner/developer must abide by all the applicable conditions in the Land Use Bylaw.
  3. The owner/developer must contact an accredited agency to obtain all required permit(s) on behalf of Alberta Municipal Affairs, including but not limited to the following: a) Building Permit; b) Electrical Permit; c) Gas Inspection Permit; d) Provincial Plumbing Permit; and e) Provincial Private Sewage System Permit.
  4. The owner/developer must meet the minimum setback requirements of: a) 134 feet (41 meters) from the right-of-way of a district road; b) 50 feet (15 meters) from any other property line.
  5. No further development or construction is allowed without an approved development permit from Greenview.
  6. The owner/developer is responsible for weed control. Contact Greenview's Agricultural Fieldman at 780.524.7602 for further information.
  7. Access to be provided by the owner/developer at an approved location and to the standards of Greenview at the owner/developer's expense.
  8. The manufactured home shall be of sound construction and appearance to the satisfaction of the Development Authority.
  9. The manufactured home must be properly skirted.
  10. Any additions to a manufactured home must be of sound construction and must be finished in such a manner as to not detract from the appearance of the manufactured home or adjacent properties.

**Schedule 'D' – Site Inspection Pictures of May 15, 2017**



# Schedule 'E' – Notice- Fees for Commencing Construction Before Obtaining a Valid Development Permit June 1, 2017



## MUNICIPAL DISTRICT OF GREENVIEW No. 16

June 1, 2017

File: LF

WALKER AARON  
 BOX 1573  
 VALLEYVIEW, AB T0H 3N0

**RE: NOTICE - FEES FOR COMMENCING CONSTRUCTION BEFORE OBTAINING A VALID DEVELOPMENT PERMIT**  
**LOCATION: SE-32-68-20-W5**  
**DEVELOPMENT PERMIT APPLICATION: D17-132**  
**PROPOSED DEVELOPMENT: MOBILE HOME**

A site inspection was conducted on May 15, 2017 on SE-32-68-20-W5 for Development Permit application D17-132. The purpose of the site inspection was to examine the development site for the above proposed development. At the time of the site inspection, the mobile home had already been onsite. As of this date, a valid Development Permit has not been issued for the proposed development.

In accordance with Section 3 (k) to 3 (s) of the Municipal District of Greenview's Schedule of Fees Bylaw 12-673, the Municipal District is exercising its discretion to impose an additional fee for commencing construction prior to obtaining a valid Development Permit. The fee amount for commencing construction prior to obtaining a valid Development Permit for a structure with a floor area greater than 225 sq. ft. is \$1,000.00. A Development Permit cannot be issued until the additional fees have been paid.

If you have any questions or concerns, please contact the undersigned.

Sally Ann Rosson  
 Manager, Planning and Development

Enclosure: Invoice

Administration Office	Operations Building	Family & Community Support Services	Grovedale Sub-Office	Grande Cache Sub-Office
Box 1079, 4806-36 Ave Valleyview, AB T0H 3N0 Phone: 780.524.7600 Fax: 780.524.4307	Box 1079, 4802-36 Ave Valleyview, AB T0H 3N0 Phone: 780.524.7602 Fax: 780.524.5237	Box 1079, 4707-50th Street Valleyview, AB T0H 3N0 Phone: 780.524.7603 Fax: 780.524.4130	Box 404, Lot 9, Block 1, Plan 0728786, Grovedale, AB T0H 1X0 Phone: 780.539.7337 Fax: 780.539.7711	Box 214, 10028-99st Street Grande Cache, AB T0E 0Y0 Phone: 780.827.5155 Fax: 780.827.5143
Toll Free: 1.888.524.7601			<a href="http://www.mdgreenview.ab.ca">www.mdgreenview.ab.ca</a>	

# Schedule 'F' – Municipal Government Act, s. 616(b) Definition of Development

## **Part 17 Planning and Development**

### **Definitions**

**616** In this Part,

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Section 616	MUNICIPAL GOVERNMENT ACT	RSA 2000 Chapter M-26
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- (a) “agricultural operation” means an agricultural operation as defined in the *Agricultural Operation Practices Act*;
- (a.1) “building” includes anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road;
- (a.2) “community services reserve” means the land designated as community services reserve under Division 9;
- (b) “development” means
  - (i) an excavation or stockpile and the creation of either of them,
  - (ii) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
  - (iii) 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
  - (iv) 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,

## **Schedule 'G' – Land Use Bylaw 03-396, s. 4.1 When Development Permits are not Required**

Municipal District of Greenview No. 16

Land Use Bylaw No. 03-396

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### **SECTION 4      NEED FOR A DEVELOPMENT PERMIT**

#### **4.1    WHEN DEVELOPMENT PERMITS ARE REQUIRED**

Except as provided for in Section 4.2, no person shall undertake any development unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of said permit.

**Schedule 'H' – Schedule of Fees Bylaw 12-673, s. 3(k) Development Permit Fees**

		Development Permit Fees (Section 3 (k) to 3 (s): If construction commences before obtaining a Development Permit the following fees shall be applied:	
3 (k)	E	Single Family Dwellings/Manufactured Homes & accessory buildings or structures. Floor Area: Equal to or greater than 1076 sq. ft. (Per Permit)	\$ 1,000.00
3 (l)	E	Multiple Residential (Per Unit)	\$ 1,000.00
3 (m)	E	Minor Home Occupations (Per Permit)	\$ 200.00
3 (n)	E	Major Home Occupations (Per Permit)	\$ 5,000.00
3 (o)	E	Commercial (Per Permit)	\$ 5,000.00
3 (p)	E	Industrial (Per Permit)	\$ 5,000.00
3 (q)	E	Signs (Per Permit)	\$ 500.00
3 (r)	E	Accessory Buildings, detached garages & structures Floor Area: Less Than: 225 sq. ft. (Per Permit)	\$ 100.00
3 (s)	E	Accessory Buildings, detached garages & structures Floor Area: Greater Than: 225 sq. ft. (Per Permit)	\$ 1,000.00



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**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

Administration will notify Claim Jumper Holdings Ltd. as to Council's decision to operate a Class D General Merchandise Liquor store.

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**ATTACHMENT(S):**

- Schedule 'A' – Letter from Claim Jumper Holdings Ltd.
- Schedule 'B' – Alberta Gaming & Liquor Commission Classes of Licences

## **Schedule "A" – Letter from Claim Jumper Holdings Ltd.**

Hello Green View council.

This is a request from Claim Jumper Holdings LTD (new owners of Little Smoky General store) to the MD of Green View #16 for approval of a Class D general Merchandise Liquor licence. We are currently working towards reopening the Service station for summer of 2017. Part of the services we will be providing is a Class D general merchandise Liquor Store. This licence will allow us to operate a newly renovated liquor store as part of our services alongside our fuel and confectionary goods.

I am looking for a formal letter from the Greenview giving me permission to operate a Class D general Merchandise liquor licence in the Green View #16. This letter I require to submit to the AGLC as part of my compliance.

Thank you for your time

Any questions or concerns please contact me!

Claim Jumper Holdings LTD

17808820911

# Schedule “B” – Alberta Gaming & Liquor Commission Classes of Licences



SECTION: CLASSES OF LICENCES

NUMBER: 3.5

LICENSEE HANDBOOK

PAGE 1 OF 1

SUBJECT: CLASS D LICENCE - RETAIL AND GENERAL MERCHANDISE LIQUOR STORES

## POLICIES

3.5.1 A Class D licence may be issued to the owner of a Retail Liquor Store or General Merchandise Liquor store.

## GUIDELINES

3.5.2 Additional Board policies related to Class D licences for retail and general merchandise liquor stores are detailed in the Retail Liquor Stores Handbook and the General Merchandise Liquor Store Handbook. These handbooks may be accessed on the AGLC website at the following links:

Retail Liquor Store Handbook:

[http://aglc.ca/pdf/handbooks/retail\\_liquor\\_stores.pdf](http://aglc.ca/pdf/handbooks/retail_liquor_stores.pdf)

General Merchandise Liquor Store Handbook:

[http://aglc.ca/pdf/handbooks/general\\_merchandise\\_handbook.pdf](http://aglc.ca/pdf/handbooks/general_merchandise_handbook.pdf)

DATE ISSUED: February 11, 2010

AUTHORITY: Original signed by  
Marguerite Trussler