



MUNICIPAL DISTRICT OF GREENVIEW No. 16

REGULAR COUNCIL MEETING AGENDA

Monday October 22, 2018

1:00 PM

Council Chambers
Administration Building

#1	CALL TO ORDER	
#2	ADOPTION OF AGENDA	1
#3	MINUTES	3
	3.1 Regular Council Meeting minutes held Monday October 9, 2018 to be adopted.	
	3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	13
	4.1 Bylaw 18-800 Land Use Bylaw	
#5	DELEGATION	
#6	BYLAWS	15
	6.1 Bylaw 18-799 Animal Control	
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#7	OLD BUSINESS	
#8	NEW BUSINESS	167
	8.1 Green View Family and Community Support Services 2019 - 2021 Consolidated Budget Review	
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	8.6 Sale of Surplus Equipment	217
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#9	MEMBERS BUSINESS REPORTS	
#10	CORRESPONDENCE	
#11	CLOSED SESSION	
	11.1 Disclosure Harmful to Personal Privacy <i>(FOIPP; Section 17)</i>	
#12	ADJOURNMENT	

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building,
Valleyview, Alberta, on Monday, October 9, 2018

1: Reeve Dale Gervais called the meeting to order at 9:01 a.m.
CALL TO ORDER

PRESENT

Reeve	Dale Gervais
Deputy Reeve	Tom Burton(Teleconference)
Councillors	Shawn Acton
	Winston Delorme
	Roxie Rutt
	Bill Smith
	Dale Smith
	Les Urness

ATTENDING

Chief Administrative Officer	Mike Haugen
General Manager, Corporate Services	Rosemary Offrey
General Manager, Community Services	Stacey Wabick
General Manager, Infrastructure & Planning	Grant Gyurkovits
Recording Secretary	Lianne Kruger

ABSENT

#2: MOTION: 18.10.549. Moved by: COUNCILLOR DALE SMITH
AGENDA That Council adopt the October 9th, 2018 Regular Council Meeting Agenda as presented.

CARRIED

#3.1 MOTION: 18.10.550. Moved by: COUNCILLOR SHAWN ACTON
REGULAR COUNCIL That Council adopt the minutes of the Regular Council Meeting held on Monday
MEETING MINUTES September 24th, 2018 as presented.

CARRIED

#3.2 **3.2 BUSINESS ARISING FROM MINUTES:**
BUSINESS ARISING Council requested an update on the progress of Victor Lake Road. Administration
FROM MINUTES responded that brushing and ditching will begin this week.

#4 **4.0 PUBLIC HEARING**
PUBLIC HEARING

There was no Public Hearing presented.

#5
DELEGATIONS

5.0 DELEGATIONS

5.1 WAYNE DRYSDALE, MLA FOR GRANDE PRAIRIE-WAPITI

MOTION: 18.10.551. Moved by: COUNCILLOR BILL SMITH
That Council accept the update from Mr. Wayne Drysdale, MLA for Grande Prairie-Wapiti, for information.

CARRIED

#6
BYLAWS

6.0 BYLAWS

6.1 BYLAW 18-799 ANIMAL CONTROL

BYLAW 18-799
SECOND READING

MOTION: 18.10.552. Moved by: DEPUTY REEVE TOM BURTON
That Council give Second Reading to Bylaw 18-799 "Animal Control Bylaw."

CARRIED

#7
OLD BUSINESS

7.0 OLD BUSINESS

There was no Old Business presented.

#8
NEW BUSINESS

8.0 NEW BUSINESS

8.7 GROVEDALE PUBLIC SERVICE BUILDING DOOR LOCKS

PUBLIC SERVICE
BUILDING DOOR
LOCKS –
GROVEDALE

MOTION: 18.10.553. Moved by: COUNCILLOR BILL SMITH
That Council direct Administration to negotiate an equitable arrangement to allocate exclusive area for the Grovedale Fire Department within the Grovedale Public Service Building, report including price to be brought to Council for the October 22, 2018 Regular Council Meeting.

CARRIED

Reeve Gervais recessed the meeting at 10:09 a.m.
Reeve Gervais reconvened the meeting at 10:19 a.m.

Deputy Reeve Burton did not return after the recess.

8.1 FACILITIES MAINTENANCE 2019-2021 CONSOLIDATED BUDGET REVIEW

FACILITIES
MAINTENANCE
BUDGET REVIEW

Council engaged in discussion in regard to the Facilities Maintenance 2019-2021 Consolidated Budget Review.

Reeve Gervais recessed the meeting at 12:08 p.m.
Reeve Gervais reconvened the meeting at 1:02 p.m.

**FACILITIES
MAINTENANCE
BUDGET REVIEW**

MOTION: 18.10.554. Moved by: COUNCILLOR WINSTON DELORME
That Council remove the requested Facilities Maintenance budgeted items;

- Maintenance Labourer
- Seasonal Groundskeeper
- 600,000.00 for purchase of Grimshaw property
- Paving of FSO parking lot

CARRIED

8.2 ECONOMIC DEVELOPMENT 2019-2021 CONSOLIDATED BUDGET REVIEW

**ECONOMIC
DEVELOPMENT
BUDGET REVIEW**

MOTION: 18.10.555. Moved by: COUNCILLOR DALE SMITH
That Council accept the Economic Development 2019-2021 Consolidated Budget Review for information, as presented.

CARRIED

8.3 RECREATION SERVICES 2019-2021 CONSOLIDATED BUDGET REVIEW

**RECREATION
SERVICES
BUDGET REVIEW**

MOTION: 18.10.556. Moved by: COUNCILLOR SHAWN ACTON
That Council reschedule the Recreation Services 2019-2021 Consolidated Budget Review to the next Regular Council Meeting.

CARRIED

8.4 2018 2ND QUARTER FINANCIAL 'ACTUAL COMPARED TO BUDGET' REPORT

**2ND QUARTER
FINANCIAL REPORT**

MOTION: 18.10.557. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the 2018 Second Quarter Financial 'Actual compared to Budget' Report as Information.

CARRIED

8.5 BIRCH HILLS COUNTY REQUEST FOR ICF/IDP TIMELINE EXTENSION

**BIRCH HILLS
COUNTY
ICF/IDP TIMELINE
EXTENSION**

MOTION: 18.10.558. Moved by: COUNCILLOR DALE SMITH
That Council support the request from Birch Hills County for an extension from Municipal Affairs for the Intermunicipal Collaborative Framework (ICF) and Intermunicipal Development Plan (IDP) with Birch Hills County under Ministerial Order MSL:047/18.

CARRIED

8.6 PURCHASE OF PUBLIC LAND - GROVEDALE

PURCHASE OF PUBLIC LAND

MOTION: 18.10.559. Moved by: COUNCILLOR BILL SMITH

That Council direct Administration to pursue the purchase of public land in the Grovedale area for industrial development, once Alberta Environment and Parks has reviewed their application to purchase process.

CARRIED

MOTION: 18.10.560. Moved by: REEVE DALE GERVAIS

That Council rescind motion 18.10.559., in regard to the Grovedale Public Land Purchase.

CARRIED

MOTION: 18.10.561. Moved by: COUNCILLOR BILL SMITH

That Council direct Administration to pursue the purchase of public land, NE 35-68-6 W6M and the NW 36-68-6 W6M, in the Grovedale area for industrial development.

CARRIED

8.8 SALE OF SURPLUS EQUIPMENT

SALE OF SURPLUS EQUIPMENT

MOTION: 18.10.562. Moved by: COUNCILLOR WINSTON DELORME

That Council approve the donation of surplus equipment, A90, A106, A162, A109, A115 and T65 to the Town of Grande Cache.

CARRIED

AUCTION OF SURPLUS EQUIPMENT

MOTION: 18.10.563. Moved by: COUNCILLOR WINSTON DELORME

That Council approve to auction off surplus equipment A127, A142, A156 at an Auction within Alberta.

CARRIED

GREENVIEW EQUIPMENT

MOTION: 18.10.564. Moved by: COUNCILLOR WINSTON DELORME

That Council approve to keep the following units A88, A116, A112, A120, A121, A126, A145, and A146 in Greenview's fleet as indicated below in Table A.

CARRIED

8.9 LANDRY HEIGHTS MUNICIPAL RESERVE

LANDRY HEIGHTS
MUNICIPAL
RESERVE

MOTION: 18.10.565. Moved by: COUNCILLOR SHAWN ACTON
That Council authorize Administration to provide grass cutting services on the 4.72 acres of Municipal Reserve located within the Landry Heights subdivision at SE15 – 70 – 6 – W6M.

CARRIED

Reeve Gervais recessed the meeting at 2:41 p.m.
Reeve Gervais reconvened the meeting at 2:50 p.m.

8.10 SWAN LAKE REGISTRATION

SWAN LAKE
REGISTRATION

MOTION: 18.10.566. Moved by: COUNCILLOR ROXIE RUTT
That Council authorize Administration to implement a camper registration program for Swan Lake.

CARRIED

8.11 SALE OF TAX FORFEITURE PROPERTIES

SALE OF TAX
FORFEITURE
PROPERTIES

MOTION: 18.10.567. Moved by: COUNCILLOR DALE SMITH
That Council directs Administration to sell three (3) Tax Forfeiture properties at fair market value, these lots are identified as NE-19-70-23-W5, Plan 725TR Block 1 Lot 2 – Tax Roll 147119, NE-19-70-23-W5, Plan 725TR Block 1 Lot 3 – Tax Roll 147118 and NE-19-70-23-W5, Plan 725TR Block 1 Lot 4 – Tax Roll 147117.

CARRIED

8.12 REGIONAL SDAB INVITATION

SDAB INVITATION

MOTION: 18.10.568. Moved by: COUNCILLOR BILL SMITH
That Council direct administration to respond to Big Lakes County and the Town of High Prairie declining the invitation to join a regional Subdivision and Development Appeal Board.

CARRIED

8.13 CONTRACT AWARD – GROVEDALE WATER SUPPLY SYSTEM CONTRACT #2

GROVEDALE
WATER SUPPLY
SYSTEM CONTRACT
#2 – CONTRACT
AWARD

MOTION: 18.10.569. Moved by: COUNCILLOR BILL SMITH
That Council award the Grovedale Water Supply System Contract #2 to Clarke Builders in the amount of \$9,655,765.00, funds to come from Environmental Services 2018 Capital Budget.

MOTION: 18.10.570. Moved by: COUNCILLOR DALE SMITH
That Council table motion 18.10.569. until more information can be brought forward.

CARRIED

8.14 EXEMPTION FROM IDP WITH YELLOWHEAD COUNTY

EXEMPTION FROM
IDP WITH
YELLOWHEAD
COUNTY

MOTION: 18.10.571. Moved by: COUNCILLOR SHAWN ACTON
That Council agrees to apply the exemption from MGA Section 631, as per Ministerial Order MSL:047/18 #1, as both Yellowhead County and the M.D of Greenview have a common boundary comprised entirely of provincial crown land.

CARRIED

8.15 BIG MEADOW APPROACH

Council Bill Smith declared pecuniary interest.

BIG MEADOW
APPROACH

MOTION: 18.10.572. Moved by: COUNCILLOR ROXIE RUTT
That Council authorize Administration to construct two farmland access approaches to the Big Meadow Grazing Lease.

CARRIED

8.16 RMA FALL CONVENTION – MEETING WITH SHAYE ANDERSON

RMA FALL
CONVENTION –
MEETING WITH
SHAYE ANDERSON

MOTION: 18.10.573. Moved by: REEVE DALE GERVAIS
That Council direct Administration to arrange a meeting with Minister Anderson.

CARRIED

8.17 STAFF INTRODUCTIONS

STAFF
INTRODUCTIONS

MOTION: 18.10.574. Moved by: COUNCILLOR ROXIE RUTT

That Council provide direction to Administration to continue staff introduction of new staff members to Council at the Committee of the Whole Meetings in Grovedale or Grande Cache and Regular Council Meetings.

CARRIED

8.18 STURGEON HEIGHTS CEMETERY

STURGEON
HEIGHTS
CEMETERY
MAINTENANCE
AGREEMENT

MOTION: 18.10.575. Moved by: COUNCILLOR ROXIE RUTT

That Council authorize Administration to enter into a maintenance agreement for the Sturgeon Heights Cemetery with the Diocese of Athabasca, to be administered through the Sturgeon Heights Community Club.

CARRIED

STURGEON
HEIGHTS
CEMETERY
OPERATEING
GRANT

MOTION: 18.10.576. Moved by: COUNCILLOR SHAWN ACTON

That Council approve an operating grant in the amount \$4,500.00 for a three years of maintenance and operation and capital grant in the amount of \$1,000.00 to the Sturgeon Heights Community Club for the Sturgeon Heights Cemetery, pending an endorsed agreement with the Diocese of Athabasca, with funds to come from the 2018 Community Service Miscellaneous Budget.

CARRIED

8.19 CAO/MANAGER REPORT

CAO REPORT

MOTION: 18.10.577. Moved by: COUNCILLOR LES URNESS

That Council accept the CAO/Managers' Report for information, as presented.

CARRIED

#9
COUNCILLORS
BUSINESS &
REPORTS

9.1 COUNCILLORS' BUSINESS & REPORTS

9.2 MEMBERS' REPORT: Council provided reports on activities and events attended, additions and amendments include the following:

WARD 1

COUNCILLOR WINSTON DELORME updated Council on his recent activities, which include;

September 10, 2018 Regular Council Meeting
Alberta Urban Municipalities Association Fall Conference
Grande Cache Cemetery Committee Meeting

WARD 2

REEVE DALE GERVAIS updated Council on his recent activities, which include;
Joint Council Meeting with the County of Big Lakes for the Intermunicipal Collaboration Framework
Policy Review Committee Meeting

AUMA Conference

Met with Minister Marg McCuaig-Boyd and Minister Brian Mason

Met with Vice President of Operations – Paramount Resources

Met with Facility Manager Greenview Multiplex and Mayor of Valleyview

WARD 3

COUNCILLOR LES URNESS

Municipal Planning Commission Meeting

Tri-Municipal Industrial Partnership Meeting

September 27, 2018 Committee of the Whole Meeting

Stakeholders Sporting Clay Shoot

WARD 4

COUNCILLOR SHAWN ACTON submitted his update to Council on his recent activities, which include;

September 24th, 2018 Regular Council Meeting

Joint Council Meeting for the Valleyview Intermunicipal Development Plan (IDP)

Alberta Urban Municipalities Association Fall Conference

Valleyview & District Recreation Board Meeting

Greenview Regional Waste Management Commission Meeting

WARD 5

COUNCILLOR DALE SMITH updated Council on his recent activities, which include;

September 24th, 2018 Regular Council Meeting

Joint Council Meeting for the Valleyview Intermunicipal Development Plan (IDP)

Joint Council Meeting with the County of Big Lakes for the Intermunicipal Collaboration Framework (ICF)

Victims Services Fundraiser

Grande Prairie Legion First Annual First Responders Appreciation Function

WARD 6

DEPUTY REEVE TOM BURTON submitted his update to Council on his recent activities, which include;

September 10, 2018 Regular Council Meeting

PARDS Grand Opening of their New Facility

Municipal Planning Commission Meeting

Fox Creek Recreation Committee Meeting

Grande Prairie Legion First Annual First Responders Appreciation Function

September 17th, 2018 Committee of the Whole Meeting

Fox Creek/Greenview Multiplex Soft Opening Function

Grande Prairie Regional Recreation Committee Meeting

DeBolt Library Board Meeting

Community Planning Association of Alberta Meeting

Policy Review Committee Meeting

Nitehawk Charity Event

WARD 7

COUNCILLOR ROXIE RUTT submitted her update to Council on her recent activities, which include;
September 24, 2018 Regular Council Meeting
Joint Council Meeting for the Valleyview Intermunicipal Development Plan
Rural Library Conference
The Knowledge Tree Open House
Victim's Assistance Fundraiser

MOTION: 18.10.578. Moved by: COUNCILLOR DALE SMITH
That Council approve a leave of absence for Councillor Roxie Rutt for three months from the day of surgery.

CARRIED

WARD 8

COUNCILLOR BILL SMITH
Tri-Municipal Industrial Park Meeting
September 24, 2018 Regular Council Meeting
Grande Prairie Legion First Annual First Responders Appreciation Function
Community Futures Meeting

**MEMBERS
BUSINESS**

MOTION: 18.10.579. Moved by: COUNCILLOR WINSTON DELORME
That Council accept the Members Business for information.

CARRIED

**#10
CORRESPONDENCE**

10.0 CORRESPONDENCE

MOTION: 18.10.580. Moved by: COUNCILLOR DALE SMITH
That Council accept the correspondence for information, as presented.

CARRIED

Deputy Reeve Tom Burton re-joined the meeting at 4:05 p.m.

**#11 CLOSED
MEETING**

11.0 CLOSED SESSION

CLOSED SESSION

MOTION: 18.10.581. Moved by: COUNCILLOR SHAWN ACTON
That the meeting go to Closed Session, at 4:06 p.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the In Camera..

CARRIED

11.1 DISCLOSURE HARMFUL TO PERSONAL PRIVACY

(FOIPP; Section 17)

OPEN SESSION

MOTION: 18.10.582. Moved by: COUNCILLOR DALE SMITH
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting return to Open Session at 4:38 p.m.

CARRIED

MOTION: 18.10.583. Moved by: COUNCILLOR SHAWN ACTON
That Council authorizes Reeve Dale Gervais to authorize payment to RMRF for legal advice.

CARRIED

12.0 ADJOURNMENT

**#12
ADJOURNMENT**

MOTION: 18.10.584. Moved by: COUNCILLOR WINSTON DELORME
That this meeting adjourn at 4:41 p.m.

CARRIED

CHIEF ADMINISTRATIVE OFFICER

REEVE



October 22, 2018 Land Use Bylaw No. 18-800 Public Hearing Background Information

PROPOSAL

Land Use Bylaw 17-779 was adopted by Council on February 26, 2018. The intent of the Land Use Bylaw was to provide a "user-friendly" document that is easy to use and increases clarity and certainty for landowners. After using the Land Use Bylaw for several months, Administration has identified areas that could be refined to provide simple, easy to find information and clarify requirements and expectations.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Greenview advertised the Public Hearing for two consecutive weeks in the Daily Herald Tribune. Notice of the Public Hearing was also added to Greenview's website, and draft copy of the Bylaw was also available. No comments or concerns were received.

KEY CHANGES TO THE LAND USE BYLAW

Administration has reviewed the Land Use Bylaw and is proposing the following changes:

- Added "The construction of temporary federal, provincial, or municipal work camps" to the list of developments that do not require a development permit.
- Added general regulations for Clustered Leisure Accommodation
- Changed Beekeeping to Backyard Beekeeping to differentiate between hobby beekeeping and commercial beekeeping, and clarified the general regulations.
- Removed 'Medical Marijuana Cultivation' and 'Medical Marijuana Processing' and added 'Cannabis Production Facility' as a use to reflect new legislation.
- Removed 'Medical Marijuana Dispensary' and added liquor and cannabis sales under the 'Retail Sales' definition.
- Removed "A maximum of 8.1 ha (20 ac) can be subdivided out of a quarter Section of A-1 land" under A-1, and left the First Parcel Out: Minimum: 1.2 ha (3.0 ac) and Maximum: 8.1 ha (20.0 ac), to clarify that only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning.
- New use and definition for 'Employee Accommodation', 'Coverall Building', 'Cabin', 'Oilfield Service', 'Oilfield Waste Management Facility', and 'Cannabis Production Facility'
- Updated definitions for 'Accessory Building', 'Dugout', 'First Parcel Out' and 'Retail Sales'

- Added definitions for 'Change of Use', 'Farm Building', 'Public Use', 'Riparian Protection Area', 'Similar Use', 'Temporary', 'Unsubdivided Quarter Section', and 'Variance'
- Minor grammar and vocabulary revisions



REQUEST FOR DECISION

SUBJECT:	Bylaw 18-799 “Animal Control Bylaw”	REVIEWED AND APPROVED FOR SUBMISSION	
SUBMISSION TO:	REGULAR COUNCIL MEETING	CAO: MH	MANAGER:
MEETING DATE:	October 22, 2018	GM:	PRESENTER: DR
DEPARTMENT:	PROTECTIVE SERVICES		
STRATEGIC PLAN:	Level of Service		

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act. RSA 2000. M-26. Part 2, Division 1, Section 7(h).

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Council give Third Reading to Bylaw 18-799 “Animal Control Bylaw.”

BACKGROUND/PROPOSAL:

Greenview’s current Bylaw regulating animal control is from 2003 (Bylaw 03-408) and focuses solely on regulating dogs in the municipality. As this Bylaw has been in place for nearly 15 years, it has long been in need of review.

The current draft encompasses dogs, cats and other animals that may be running at large or causing nuisance in Greenview. It establishes a fee schedule for offenses under the Bylaw. In its current state, the Bylaw is enforceable across the entire municipality.

Greenview currently contracts the County of Grande Prairie to supply animal control services. As such, Administration crafted the proposed Animal Control Bylaw based on the County’s current bylaw to align it as closely as possible with the County to ensure enforceability, while meeting the needs of Greenview residents.

The draft Bylaw was reviewed by Policy Review Committee Members for feedback. PRC members emphasized the need to address Dogs, Cats and other Animals in the Bylaw. They also determined that they wanted the Bylaw to apply to the entirety of Greenview and not just the hamlets.

The draft Bylaw was then sent to the County of Grande Prairie enforcement personnel for additional feedback. The primary focus of the feedback from the County involved the provisions including cats. The County acknowledged that cats running at large are a nuisance, but they stated that enforcement on cats is a challenge. The County Council determined that cats were not a priority for their municipality, so their Bylaw does not address these concerns. Enforcement personnel suggested that they can do enforcement on cats, but there is an additional fee attached for these services in impounding cats at County facilities.

At First Reading Council made a number of recommendations. Council requested a higher fine for dogs causing death to livestock. This was increased from \$500 to \$1500 for a first offence and \$3000.00 for a second offence. Further action will be taken to Court. The number of dogs allowed was questioned by Council. The limit was increased to match provisions set out in the Land Use Bylaw, including those for a kennel. Concerns were raised regarding requirements to restrain dogs in the back of vehicles. In consultation with legal, it was determined that these requirements are regulated by bylaw, and not provincially. This provision was removed from the bylaw. Council questioned whether guard dog attacks would qualify as an offence under this bylaw. In consultation with legal the provision 10.5 was added clarifying that guard dog attacks on private property do not count as an offence. It was also clarified that the use of dogs for lawful hunting activities was not an offence.

At Second Reading, Council requested that there be additional wording added to clarify that working dogs were exempt from the provisions around the herding of animals and livestock. These are included in clauses 10.6 and 10.7.

BENEFITS OF THE RECOMMENDED ACTION:

1. Greenview will have an updated Animal Control Bylaw that addresses the needs of Greenview ratepayers.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Based on feedback from the lawyers, Council can impose fines up to \$10,000.

FINANCIAL IMPLICATION:

Direct Costs:

Ongoing / Future Costs:

There may be additional costs for enforcement services for the control and impoundment of cats.

STAFFING IMPLICATION:

There are no staffing implications to 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

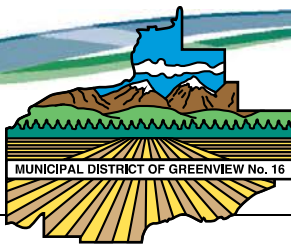
Inform - We will keep you informed.

FOLLOW UP ACTIONS:

There are no follow up actions to the recommended motion.

ATTACHMENT(S):

- Current Dog Control Bylaw 03-048
- Proposed Bylaw 18-799 "Animal Control Bylaw"



**BYLAW NO. 18-799
OF THE MUNICIPAL DISTRICT OF GREENVIEW No. 16**

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to provide for the regulation and control of Dogs, Cats and other Animals in the Animal Pound.

WHEREAS, the *Municipal Government Act*, R.S.A 2000, c. M-26 of Alberta, authorizes a Municipality to pass bylaws respecting the safety, health and welfare of people and the protection of people and property and respecting domestic animals and activities relating to them;

AND WHEREAS, the *Municipal Government Act*, R.S.A 2000, c. M-26, authorizes a municipality to pass bylaws regulating and controlling dogs, cats, and other animals.

THEREFORE the Council of the Municipal District of Greenview No. 16, in the Province of Alberta, duly assembled, enacts as follows:

1 Short Title

1.1 This Bylaw may be referred to as the “*Animal Control Bylaw*”.

2 Definitions

2.1 **Animal** means any domestic Animal or small household pet including exotic pets, and shall not include domestic or wild birds, wildlife or Livestock.

2.2 **Assistance Dog** means any professionally trained Dog that works in partnership with a person to increase their independence, safety or mobility.

2.3 **Attack** means an assault resulting in bleeding, bone breakage, sprains, abrasions, bruising.

2.4 **Barking** means howling, whining, whimpering, baying or barking.

2.5 **Bite** means a wound to the skin causing an abrasion, bruising, puncture or break.

2.6 **Cat** means either a male or female domestic Cat of any breed.

2.7 **Controlled Confinement** means when an order under “Schedule B” or “Schedule C” is issued by a Peace Officer to confine or seize a dog in either a pound facility or at any other location as specified in the order and confined in a pen, cage, or building in a manner that will not allow the dog to bite or harm any person, Animal, or Livestock.

2.8 **Day** means a continuous period of twenty-four (24) hours.

2.9 **Dog** means either a male or female Dog of any breed.

2.10 **Greenview** means the corporate entity of the Municipal District of Greenview No. 16.

2.11 **Impounded** means a Dog, Cat or other Animal that has been apprehended, caught, trapped in a live trap, or is otherwise caused to come into the care and custody of the Peace Officer pursuant to an investigation or apparent breach of this Bylaw or other Federal or Provincial Legislation.

2.12 **Leash** means any material that is less than two (2) metres in length capable of restraining the Dog on which it is being used.

2.13 **Livestock** means alpacas, bison, cattle, donkeys, goats, horses, llamas, mules, sheep and swine.

- 2.14 **Muzzle** means a device of sufficient strength that when placed over a Dog's mouth is capable of preventing it from biting.
- 2.15 **Owner** means the Owner of the Dog, Cat or Animal and includes any person or group of people:
- a. In possession or control of the Dog, Cat or Animal; or
 - b. In possession or control of the property where the Dog, Cat, or Animal appears to reside, either temporarily or permanently.
- 2.16 **Peace Officer** means:
- a. a member of the Royal Canadian Mounted Police;
 - b. a Peace Officer appointed under the Peace Officer Act;
 - c. a person appointed as a Bylaw Enforcement Officer; or
 - d. a Pound Keeper or their designate employed for the purpose of operating the Pound.
- 2.17 **Playground Equipment** means an area containing play equipment, play structure(s) and protective surfacing that is intended for the use of children.
- 2.18 **Posted Area** means an area posted by Greenview with a sign which prohibits dogs from being in the area.
- 2.19 **Pound** means the designated location determined through an agreement between Greenview and the service provider for the confinement of impounded, captured or stray Dogs, Cats or other Animals.
- 2.20 **Running at Large** means an Animal which is off the premises of its Owner and not on a Leash and under the control of a competent person.
- 2.21 **Service Dog** means a Service Dog as defined under the *Service Dog Act*.
- 2.22 **Vicious Dog** means any Dog, whatever its age, whether on public or private property, shows a propensity, disposition or potential to Attack without provocation or a Dog which has:
- a. chased, injured or bitten another Animal, Livestock or human;
 - b. damaged or destroyed public or private property;
 - c. threatened or created reasonable apprehension of a threat or presents a threat of serious harm to any other Animal, Livestock, or human; or,
 - d. has previously been determined to be a Vicious Dog by any other jurisdiction.
- If a Peace Officer determines that a Dog is a Vicious Dog, either through personal observation or, on the basis of facts, determined after an investigation initiated by a complaint, the Officer may declare the Dog to be a Vicious Dog.
- 2.23 **Violation Ticket** means a Violation Ticket as defined by the *Provincial Offenses Procedure Act*.
- 2.24 **Voluntary Payment** means payment pursuant to the *Provincial Offenses Procedure Act*.
- 2.25 **Voluntary Penalty** means a penalty specified in this Bylaw for contravention of a provision of this Bylaw, which the amount may be paid by a person to whom a voluntary payment Violation Ticket was issued.
- 2.26 **Working Dogs** means a dog suitable by training for useful work with livestock, distinguished from one suitable primarily for pet, show, or sporting use.

3 Keeping of Dogs

3.1 Unless a development permit has been issued by Greenview's development authority for the operation of a kennel, the keeping of dogs is permitted provided the number of Dogs does not exceed the following in accordance with Greenview's Land Use Bylaw:

- 3.1.1 Two (2) Dogs over six months of age in Hamlet Residential (HR), Country Residential-2 (CR-2) and Country Residential-3 (CR-3) Districts;
- 3.1.2 Six (6) Dogs over six months of age in all other Districts;
- 3.1.3 Greater than six (6) Working Dogs may be kept on a parcel 32.0 ha (79.0 ac) or greater if a development permit has been issued.

4 Nuisances

4.1 Excessive barking

- 4.1.1 The owner shall ensure their dog does not bark in a manner that is reasonably likely to annoy or disturb the peace or quality of life of others.
- 4.1.2 When a Peace Officer determines whether the barking is reasonably likely to annoy or disturb the peace or quality of life of others, consideration may be given, but is not limited to:
 - a. Proximity of the property where the dog resides;
 - b. Duration of the barking;
 - c. Time of day and day of the week;
 - d. Nature and use of the surrounding area.

4.2 General Domestic Animal Nuisances

- 4.2.1 Other domestic Animals may be apprehended if they are determined, by a Peace Officer, to be causing a general nuisance.

5 Defecation

- 5.1 The Owner shall forthwith remove any defecation left by the Dog on public or private property other than that of the Owner.
- 5.2 The Owner shall ensure that the defecation left by the Dog on the property of the Owner does not accumulate to such an extent that it is reasonably likely to annoy any person by sight or smell.

6 Running at Large

- 6.1 No Owner shall permit a Dog or Cat to be Running at Large within Greenview or within specified areas.
- 6.2 A Dog unattended and tied to any object when off the property of the owner shall be deemed to be Running at Large.

7 Private Property

- 7.1 No Owner shall permit a Dog to trespass on private property whether on or off Leash.

8 Playgrounds/ Posted Areas

- 8.1 An Owner shall not permit a Dog to be on any school property or play area, Playground or posted area.

9 Scattering Garbage

- 9.1 The Owner of a Dog or Cat shall ensure that it does not upset any waste receptacle or scatter garbage on public or private property not belonging to the Owner of the Animal.

10 Threatening Behaviours

- 10.1 The Owner of a Dog shall ensure that the Dog does not:
 - 10.1.1 Chase a person, Dog, Cat, Livestock, Animal or any type of vehicle.
 - 10.1.2 Cause damage to property or Dogs, Cats, Livestock, or other Animals.
 - 10.1.3 Attack, Bite or threaten a person, Dog, Cat, Livestock, fowl or Animal.
 - 10.1.4 Cause death to a Dog, Cat,
 - 10.1.5 Cause death to Livestock or other Animal.
- 10.2 A Peace Officer who believes an offence has been committed under section 10.1 may order Controlled Confinement of the Dog.
- 10.3 An Owner shall follow all conditions as stipulated in the Controlled Confinement order.
- 10.4 An Owner shall not use or direct a Dog to attack, chase or threaten a person, Dog, Cat or other domesticated Animal.
- 10.5 Notwithstanding the foregoing, no Owner shall be guilty of an offence in circumstances where a guard dog chases, threatens or attacks any person, Animal or Livestock while any such person, Animal or Livestock is trespassing onto private property.
- 10.6 No owner shall be guilty of an offence in circumstances where a Working Dog is used to herd livestock or protect livestock from predators on or off private property.
- 10.7 No Owner shall be found guilty of an offence in circumstances where a Dog is used to engage in lawful hunting activities.

11 Dog or Cat in Heat

- 11.1 Notwithstanding section 11.2, an Owner of a Dog or Cat in heat shall, during the entire period that the Dog or Cat is in heat, keep the Animal confined in a manner so as not to attract other Dogs or Cats.
- 11.2 Where a Dog or Cat in heat is confined such Animal shall be permitted out of confinement for the sole purpose of permitting such Animal to urinate or defecate.

12 Animal Control Operation- Authority

- 12.1 A Peace Officer may capture, trap or impound any Dog or Cat found Running at Large.
- 12.2 A Peace Officer may enter onto any land in pursuit of a Dog or Cat Running at Large.
- 12.3 A Peace Officer, in any case where the Owner of a Dog or Cat can be identified, may return the Dog or Cat to the Owner where practicable instead of taking the Animal to the Pound.
- 12.4 A Peace Officer may use any humane method to capture the Dog or Cat. Should the Animal be hurt during the attempted capture, neither Greenview nor the Peace Officer shall be held liable for such injury.
- 12.5 A Peace officer may delegate their powers to any person for the purpose of assisting the Peace Officer in the capture of any Animal in contravention of this Bylaw. Any person delegated or assisting a Peace Officer shall not be held liable as per subsection 12.4.
- 12.6 A Peace Officer may seize any Dog that in the opinion of the Peace Officer poses a threat to the public. When the Dog is seized, the Peace Officer may issue a Controlled Confinement order to the Owner of the Dog as seen in "Schedule B."

13 Owner Identification

- 13.1 An Owner of any Animal found in violation of any provisions of this Bylaw shall, upon demand, produce or provide suitable identification to the Peace Officer.
- 13.2 For the purpose of this Bylaw, suitable identification shall mean any document or documents, or verbal communication, verifying the name, date of birth and current address of the owner.

14 Obstruction

- 14.1 No person shall:
 - 14.1.1 Interfere with or attempt to obstruct a Peace Officer who is attempting to capture or has captured an Animal, which is subject to being impounded or seized pursuant to the provisions of this Bylaw.
 - 14.1.2 Induce an Animal to enter a house or other place where it may be safe from capture or otherwise assist the Animal to escape capture.
 - 14.1.3 Unlock, unlatch or otherwise open a Peace Officer's vehicle to allow or attempt to allow an Animal to escape.
 - 14.1.4 Tamper with, unlock, unlatch, or otherwise open a kennel, humane live trap, or any other Animal control equipment.
 - 14.1.5 Fail, without lawful excuse, to follow any direction under this Bylaw given by a Peace Officer.

15 Negligence

- 15.1 No person shall:
 - 15.1.1 untie, loosen or otherwise free an Animal which has been tied or otherwise restrained, or
 - 15.1.2 negligently or willfully open a gate, door or other opening in a fence or enclosure in which an Animal has been confined thereby allowing the Animal to Run at Large within Greenview.

16 Trapping an Animal

- 16.1 A person who has humanely trapped an Dog, Cat or other Animal shall:
 - 16.1.1 take all reasonable precautions to keep any trapped Dog, Cat or other Animal safe from harm; and
 - 16.1.2 notify and surrender a trapped Animal to a Peace Officer, or where applicable, transport the trap and Animal to the Pound for surrender, and

17 Torment

- 17.1 No person shall tease, torment, annoy or otherwise provoke any Dog, Cat or other Animal.

18 Vicious Dog

- 18.1 If a Peace Officer determines that a Dog is a Vicious Dog, they may:
 - 18.1.1 give the Owner a verbal and/or written order as seen in "Schedule D" that the Dog has been determined to be a Vicious Dog;
 - 18.1.2 require the Owner keep the Dog in accordance with the provisions of section 20 of this Bylaw; and
 - 18.1.3 under this Bylaw, a Vicious Dog order continues to apply if the Vicious Dog is sold, given, or transferred to a new Owner.

19 Vicious Dog Requirements

- 19.1 The Owner of a Vicious Dog shall take all necessary steps to ensure that the Dog does not bite, chase or attack any person, whether the person is on public or private property, or in a dwelling.
- 19.2 The Owner of a Vicious Dog shall take all necessary steps to ensure that the Dog does not bite, chase or attack any Dog, Cat, or other Animal, whether the Animal is on public or private property, or in a dwelling.
- 19.3 When a Vicious Dog is in the dwelling of its Owner, it shall be restrained or kept confined in such a manner as to prevent the escape of the Dog and to secure the public from harm.
- 19.4 When a Vicious Dog is not in the dwelling of the Owner, it must be confined in a locked pen with a secure bottom effectively attached to the sides, or the sides shall be embedded into the ground to a minimum depth of thirty (30) centimetres. The pen must be located at a point no closer than 1.5 meters to the apparent boundary of the property and approved by a Peace Officer.
- 19.5 When the Vicious Dog is off the premises of the Owner, it shall be securely Muzzled, on a Leash and controlled by the Owner or a competent person capable of controlling the Dog at all times.
- 19.6 The Owner of a Vicious Dog shall notify a Peace Officer immediately if the Dog is Running at Large.

20 Impoundment

- 20.1 A Dog, Cat, or other Animal that is impounded pursuant to this Bylaw may be taken to the Pound and held for a period of five (5) calendar days. Statutory holidays shall not be included in the computation of the five (5) calendar day period.
- 20.2 A Dog, Cat or Animal turned in to the Pound as a found or stray animal may be held for a period of five (5) calendar days. Statutory holidays shall not be included in the computation of the five (5) calendar day period.
- 20.3 A Dog, Cat or other Animal that is impounded or otherwise turned in to the Pound shall be subject to a mandatory reclaim fee plus an additional daily boarding cost as specified by the Pound.
- 20.4 At the end of the impoundment period, the Dog, Cat or other Animal shall become the property of Greenview unless the Owner complies with the following:
 - 20.4.1 Fills out the required reclaim forms fully, and
 - 20.4.2 Pays the required reclaim fees, and
 - 20.4.3 Pays the required daily boarding cost fees.
- 20.5 If all legal requirements have not been met under this Bylaw or any other provincial or federal animal legislation, the Peace Officer will not be required to release the Dog, Cat or other Animal for such a time as the Peace Officer deems necessary.
- 20.6 A Dog that is under a Controlled Confinement order pursuant to this Bylaw may be released back to its Owner upon conclusion of the Peace Officer's investigation provided all the requirements of this Bylaw have been met.
- 20.7 Reclaim and boarding fees may not be charged for a Controlled Confinement Dog.

20.8 If the Owner fails to reclaim a Dog that is under a Controlled Confinement order on the expiry of a 10 day period, or sooner under the direction of a Peace Officer, the Dog will revert to impound status and the provisions of section 20.1 will apply.

21 Fines and Penalties

- 21.1 Any person who contravenes the provisions of this Bylaw, or direction given by a Peace Officer pursuant to this Bylaw, is guilty of an offense and may be issued a Violation Ticket.
- 21.2 A person who is guilty of an offense pursuant to this Bylaw is liable upon summary conviction to a fine in an amount not less than fifty (\$50) dollars and not exceeding ten thousand (\$10,000) dollars.
- 21.3 A Provincial Court Judge, Commissioner or Justice, may in addition to the penalties provided in this Bylaw, direct or order the Owner of a Dog to prevent such a Dog from doing mischief or causing a disturbance or a nuisance complained of, or to have the Dog removed from Greenview or destroyed.
- 21.4 Providing no offense has reoccurred against an individual Dog within the previous twelve (12) months, an offense shall be considered to be a first offense unless it is in the public interest pursuant to section 27 of the Provincial Procedure Act.
- 21.5 The specified penalty payable in respect of a contravention of a provision of this Bylaw is the amount shown in "Schedule A."

22 Exemptions

- 22.1 This Bylaw does not apply to a service dog or assistance dog while it is in active service.

23 Severability

- 23.1 Each Section of this Bylaw shall be read and construed as being separate and severable from each other Section. Furthermore, should any Section or Part of this Bylaw be found to have been improperly enacted for any reason, then such Section or Part shall be regarded as being severable from the rest of the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable.

24 Coming Into Force

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

Read a first time this ___ day of _____, A.D. 2018.

Read a second time this ___ day of _____, A.D. 2018.

Read a third time and passed this ___ day of _____, A.D. 2018.

REEVE



CHIEF ADMINISTRATIVE OFFICER

**Schedule A
Specified Penalties**

Section	Offense (Description)	1st Offense	2nd Offense	3rd Offense
3.2	Keep More than 4 Dogs on land 10 acres or less	200.00	400.00	COURT
4.1	Dog barking disturbing the peace of any person	50.00	100.00	COURT
5.1	Failure to remove defecation forthwith	50.00	100.00	COURT
5.2	Failure to remove defecation from Owner's property	50.00	100.00	COURT
6.1	Allow Dog or Cat to run at large	100.00	200.00	COURT
7.1	Allow a Dog to trespass on private property while on or off Leash	100.00	200.00	COURT
6.2	Unattended Dog left tied whole off property of the owner	100.00	200.00	COURT
8.1	Allow Dog to be on any school property, playground or other posted area.	50.00	100.00	COURT
9.1	Animal Scatter garbage	50.00	100.00	COURT
10.1.1	Chase or bite a person, Dog, Cat, Animal or any vehicle	300.00	600.00	COURT
10.1.2	Cause damage to property, Dog, Cat, Animal or Livestock	300.00	600.00	COURT
10.1.3	Dog Attack, bite or threaten a person, Dog, Cat, Livestock, fowl or other Animal	500.00	1000.00	COURT
10.1.4	Dog cause death to Dog or Cat	500.00	1000.00	COURT
10.1.5	Dog cause death to Livestock or other animal	1500.00	3000.00	COURT
10.3	Owner fail to comply with Controlled Confinement order	500.00	1000.00	COURT
10.4	Owner uses or directs Dog to Attack, chase, threaten a person, Dog, Cat, or other Animal	500.00	1000.00	COURT
11.1	Fail to keep a female Dog or Cat confined while in heat	50.00	100.00	COURT
13.1	Fail to provide suitable identification	50.00	100.00	COURT
14.1.1	Interfere or obstruct a Peace Officer from capturing an Animal	300.00	600.00	COURT
14.1.2	Induce the Animal to enter a house or other place to avoid capture or to allow an Animal to escape	300.00	600.00	COURT
14.1.3	Unlock or unlatch Peace Officer's vehicle	300.00	600.00	COURT

14.1.4	Tamper with, unlock, unlatch or otherwise open a kennel, humane live trap, or any other animal control equipment.	300.00	600.00	COURT
14.1.5	Fail to comply with direction given by a Peace Officer	300.00	600.00	COURT
15.1.1	Untie, loosen or otherwise free an Animal that has been tied or restrained	100.00	200.00	COURT
15.1.2	Open a gate, door or opening of any fence or enclosure where a Dog has been confined	50.00	100.00	COURT
16.1.1	Failure to keep trapped Animal safe from harm	250.00	500.00	COURT
16.1.1	Failure to notify or surrender a trapped Dog, Cat, or other Animal to a Peace Officer	100.00	200.00	COURT
17.1	Tease, torment, annoy, provoke an Animal	200.00	400.00	COURT



Schedule B Controlled Confinement Order

Occurrence #: _____

Confinement Date: _____

Possible Release Date: _____

Date of Incident: _____

Location of Incident: _____

Date AHS Notified: _____

Previous History: YES/ NO

Owner Name: _____

Residence: _____

Description of Dog
Name: _____
Breed: _____
Sex: _____
Age: _____
Colour: _____

Phone Number: _____

Secondary Number: _____

Instructions for Confinement:

Under the Municipal District of Greenview Bylaw 18- ___Section ___ a Peace Officer may seize any dog that, in the opinion of the Peace Officer, poses a threat to the public. The dog may be released back to the owner on conclusion of the Peace Officer's investigation provided all requirements have been met.

The owner will not be charged boarding or reclaim fees when a dog is under a controlled confinement order. If the owner fails to reclaim the dog upon the expiry of the release date, the dog will revert to impound status.

Date: _____



Peace Officer Signature: _____

The personal information requested on this form is being collected due to the required Provincial and Municipal legislation, under the authority of the Freedom of Information and Protection of Privacy (FOIP) Act and is protected by the FOIP Act. If you have any questions about the collection or use of this information, please contact the FOIP Coordinator at 780-524-7600.

Schedule C Home Controlled Confinement Order

Occurrence #: _____

Confinement Date: _____

Possible Release Date: _____

Date of Incident: _____

Location of Incident: _____

Date AHS Notified: _____

Previous History: YES/ NO

Owner Name: _____

Residence: _____

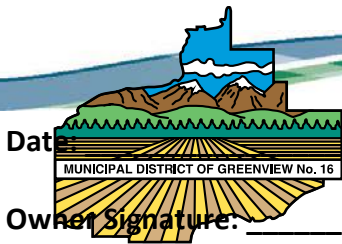
Description of Dog	
Name:	_____
Breed:	_____
Sex:	_____
Age:	_____
Colour:	_____

Phone Number: _____

Secondary Number: _____

Description of Incident:

Under the Municipal District of Greenview Bylaw 18-___ Section ___ a Peace Officer may seize any dog that, in the opinion of the Peace Officer, poses a threat to the public. Under specific circumstances, the dog may have a controlled home confinement. During the Peace Officer investigation where a dog is confined such dog shall be permitted outside the home for the sole purpose to urinate or defecate. The dog shall otherwise be restrained or confined in the dwelling of the owner to prevent the escape of the dog and to prevent public harm. Any person who contravenes this order or direction given by a Peace Officer is guilty of an offense and may be issued a violation ticket.



Date: _____

Owner Signature: _____ Peace Officer Signature: _____

The personal information requested on this form is being collected due to the required Provincial and Municipal legislation, under the authority of the Freedom of Information and Protection of Privacy (FOIP) Act and is protected by the FOIP Act. If you have any questions about the collection or use of this information, please contact the FOIP Coordinator at 780-524-7600.

Schedule D Vicious Dog Order

Attention:

Re: Vicious Dog

As a result of an incident that occurred on the _____ day of _____, 20____ concerning your dog, you are hereby advised that your dog is declared a vicious dog as provided by the M.D of Greenview Bylaw 18-____. This order is effective forthwith and requires you to comply with the following provisions of the Bylaw:

Description of Dog	
Name:	_____
Breed:	_____
Sex:	_____
Age:	_____
Colour:	_____

Section 20

- a) The owner of a vicious dog shall take all necessary steps to ensure that the dog does not bite, chase or attack any person, whether the person is on public or private property, or in a dwelling.
- b) The owner of a vicious dog shall take all necessary steps to ensure that the dog does not bite, chase or attack any dog, cat, livestock or other animal, whether the animal is on public or private property, or in a dwelling.
- c) When a vicious dog is in the dwelling of its owner, it shall be restrained or kept confined in such a manner as to prevent the escape of the dog and to secure the public from harm.
- d) When a vicious dog is not in the dwelling of the owner, it must be confined in a locked pen with a secure bottom effectively attached to the sides, or the sides shall be embedded into the ground to a minimum depth of thirty (30) centimetres. The pen must be located at a point no closer than 1.5 meters to the apparent boundary of the property.
- e) When the vicious dog is off the premises of the owner, it shall be securely muzzled, on a leash and controlled by the owner or a competent person capable of controlling the dog at all times.
- f) The owner of a vicious dog shall notify a Peace Officer immediately if the dog is running at large.

YOU MUST COMPLY WITH THIS ORDER ON OR BEFORE _____

Please find attached a copy of the M.D of Greenview No. 16 Animal Control Bylaw 18- _____.

The fine for a vicious dog running at large is _____. A fine for vicious dog that bites, chases or attacks an animal is _____. A fine for a vicious dog that bites a person is _____.



Peace Officer Signature: _____ **Date:** _____

The personal information requested on this form is being collected due to the required Provincial and Municipal legislation, under the authority of the Freedom of Information and Protection of Privacy (FOIP) Act and is protected by the FOIP Act. If you have any questions about the collection or use of this information, please contact the FOIP Coordinator at 780-524-7600.



REQUEST FOR DECISION

SUBJECT: Land Use Bylaw 18-800
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: October 22, 2018
DEPARTMENT: PLANNING & DEVELOPMENT
STRATEGIC PLAN: Development

REVIEWED AND APPROVED FOR SUBMISSION
CAO: _____
GM: GG
MANAGER: SAR
PRESENTER: LL

RELEVANT LEGISLATION:

Provincial (cite) – *Municipal Government Act, RSA 2000, M-26 Sections 636 – 644.*

Council Bylaw/Policy (cite) – *N/A*

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Land Use Bylaw 18-800.

BACKGROUND/PROPOSAL:

Land Use Bylaw 17-779 was adopted by Council on February 26, 2018. The intent of the Land Use Bylaw was to provide a "user-friendly" document that is easy to use and increases clarity and certainty for landowners. After using the Land Use Bylaw for several months, Administration has identified areas that could be refined to provide simple, easy to find information and clarify requirements and expectations.

Administration has reviewed the Land Use Bylaw and is proposing the following changes:

- Added "The construction of temporary federal, provincial, or municipal work camps" to the list of developments that do not require a development permit.
- Added general regulations for Clustered Leisure Accommodation
- Changed Beekeeping to Backyard Beekeeping to differentiate between hobby beekeeping and commercial beekeeping, and clarified the general regulations.
- Removed 'Medical Marijuana Cultivation' and 'Medical Marijuana Processing' and added 'Cannabis Production Facility' as a use to reflect new legislation.
- Removed 'Medical Marijuana Dispensary' and added liquor and cannabis sales under the 'Retail Sales' definition.
- Removed "A maximum of 8.1 ha (20 ac) can be subdivided out of a quarter Section of A-1 land" under A-1, and left the First Parcel Out: Minimum: 1.2 ha (3.0 ac) and Maximum: 8.1 ha (20.0 ac), to clarify that only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning.

- New use and definition for ‘Employee Accommodation’, ‘Coverall Building’, ‘Cabin’, ‘Oilfield Service’, ‘Oilfield Waste Management Facility’, and ‘Cannabis Production Facility’
- Updated definitions for ‘Accessory Building’, ‘Dugout’, ‘First Parcel Out’ and ‘Retail Sales’
- Added definitions for ‘Change of Use’, ‘Farm Building’, ‘Public Use’, ‘Riparian Protection Area’, ‘Similar Use’, ‘Temporary’, ‘Unsubdivided Quarter Section’, and ‘Variance’
- Minor grammar and vocabulary revisions

Administration is confident that the revisions to the Land Use Bylaw have will improve fairness and procedural clarification and continue to be a "user-friendly" document that is easy to use and increase clarity and certainty for landowners.

Administration is recommending that Council give Second Reading to the Bylaw.

BENEFITS OF THE RECOMMENDED ACTION:

- The benefit of the recommended motion is that by updating the Land Use Bylaw, the Land Use Bylaw will continue to respond to new land use and development trends, and remain a relevant planning document.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to direct Administration to make additional amendments before giving Second Reading to the Land Use Bylaw.

Alternative #1: Council has the alternative to deny the request and not make any changes to the Land Use Bylaw.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Consult

PUBLIC PARTICIPATION GOAL

Consult - To obtain public feedback on analysis, alternatives and/or decisions.

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

FOLLOW UP ACTIONS:

Once Council gives Second Reading, Administration will make any necessary changes to the Bylaw before Third Reading.

ATTACHMENT(S):

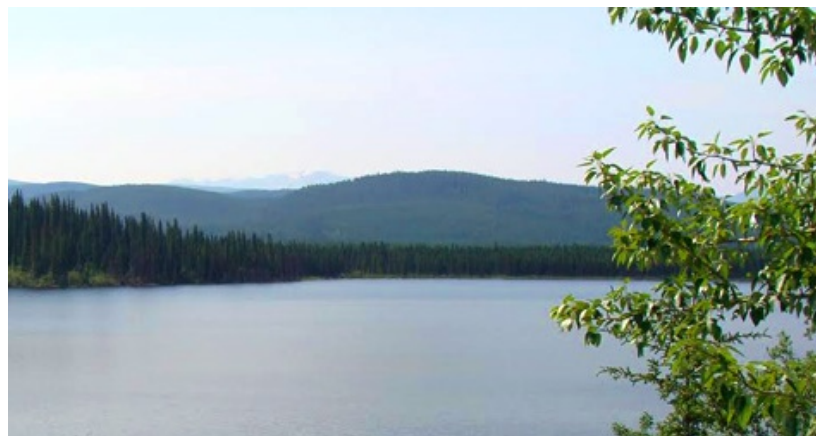
- Land Use Bylaw 18-800 - Draft
- Bylaw 18-800



Municipal District of Greenview No. 16

Land Use Bylaw

No. ~~18-80017-779~~, 2018



WHEREAS Council wishes to repeal Bylaw No. ~~17-779 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 692 of the *Municipal Government Act*.

AND WHEREAS Council has held a Public Hearing pursuant to Section 230 of the *Municipal Government Act*.

NOW THEREFORE Council of the Municipal District of Greenview No. 16, in open meeting, hereby enacts as follows:

1. This Bylaw may be cited as the “Municipal District of Greenview No. 16, Bylaw No. ~~18-800 17-779~~, 2018”.
2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the land use bylaw for the Municipal District of Greenview No. 16:
 - a) Schedule A (Land Use Bylaw Text)
 - b) Schedule B (Land Use Bylaw Maps)
3. The “Land Use Bylaw No. ~~18-800 17-779~~, 2018” is hereby adopted as the “Land Use Bylaw of the Municipal District of Greenview No. 16”. This Bylaw shall come into force and effect upon the date of final passing.

Read for a first time the

Read for a second time the

Read for the third time and passed on the

“Original Signed by Reeve”

“Original Signed by Chief Administrative Officer”

Bylaw No.	Date of Adoption	Purpose of Amendment

SCHEDULE A

Land Use Bylaw

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1.0 GENERAL

1.1 Purpose

- a) 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

- b) 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

- c) 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

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

1.5 Applicable Regulations

- e) This Bylaw sets out the minimum regulations applicable to a situation.
- f) 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

- g) 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

- h) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid shall not affect the validity of the remaining portion of this Bylaw.

2.0 ADMINISTRATION

2.1 Development and Subdivision Authority

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

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

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

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

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

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

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

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

2.2 Land Use Bylaw Amendment Applications

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

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

2.2.2 The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information, in accordance with Greenview's policies and procedures in this Bylaw.

2.2.3 A completed application shall require the following:

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

2.2.4 The Development Authority may refuse to process a bylaw amendment application if:

- a) Information required for a completed application is not provided;
- b) The quality of the information provided is inadequate to properly evaluate the application;
- c) The Development Authority determines that the application does not conform to an applicable Statutory Plan – in this case, the applicant may be required to submit a complete application, fee and required plans to amend the applicable Statutory Plan prior to an application to amend this Bylaw being considered as complete; or,
- d) The Development Authority determines that an Area Structure Plan is required in accordance with the Municipal Development Plan or Greenview policy – in this case, the applicant may be required to submit an Area Structure Plan prepared in accordance with Greenview policy prior to considering the application to amend this Bylaw as complete.

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

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

- a) Shall be referred to the Greenview administration for drafting a proposed Land Use Bylaw Amendment; and
- b) Shall be referred to Council for first reading and to establish a date for a public hearing to be held prior to second reading.

2.2.7 The Development Authority may refer an amendment application to any agency in order to receive comment and advice.

- a) The Development Authority will give written notice of the application to the assessed owner(s) of the parcel and any adjacent landowners;
- b) Where the affected land is within 3.2 km (2.0 miles) of a municipal boundary, the adjacent municipality will be notified of the proposed amendment; and,
- c) Where the Development Authority determines that additional parcels may be affected by an application to amend this Bylaw, notices of the Public Hearing shall be mailed to the owner(s) of those parcels.

2.2.8 For an application to amend this Bylaw, a Notice of a Public Hearing shall be made in accordance with the *Municipal Government Act* and shall be published once a week for two consecutive weeks in at least one local newspaper circulating in Greenview. This notice will appear no less than (5) five business days before the date of the public hearing. This notice shall contain:

- a) The legal description of the land;
- b) The purpose of the proposed amending bylaw;
- c) The one or more places where a copy of the proposed amending bylaw may be inspected by the public during regular office hours;
- d) The one or more dates, places, and times that Council will hold a public hearing on the proposed amending bylaw;
- e) A map showing the location of any subject parcel to which the amendment application may apply; and,
- f) An outline of the procedures to be followed by anyone wishing to file a petition in respect of the public hearing.

2.2.9 Where the Development Authority determines that additional parcels may be affected by an application to amend this Bylaw, notices of the Public Hearing shall be mailed to the owner(s) of those parcels.

2.2.10 Council, after considering any representations made at the Public Hearing, may:

- a) Pass the proposed amendment;
- b) Make such changes as it considers necessary to the proposed amendment if any, and proceed to pass the proposed amendment; or,
- c) Defeat the proposed amendment.

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

2.2.12 When an amendment application has been refused pursuant to this Bylaw, the submission of another application for an amendment on the same parcel of land for the same or similar use shall not be accepted until (6) six months after the date of refusal.

3.0 DEVELOPMENT PERMITS

3.1 Control of Development

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

3.2 Permits Required

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

3.3 Permits Not Required

- 3.3.1 The following developments and uses shall not require a development permit provided they conform to all provisions of this Bylaw:
- a) Those uses or developments exempted by provincial or federal legislation;
 - b) The completion of a building which was lawfully under construction at the date of the adoption of this Bylaw provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted;
 - c) Utility services underground or in registered rights-of-way;
 - d) The temporary use of a building, in relation with a federal, provincial or municipal election, referendum or census;

- e) Works of maintenance or repair of any building, provided that such works do not include structural alterations or renovations over 50% of the value of the building above its foundation;
- f) Internal alterations, external maintenance, or repair of any building provided that the use, intensity, height, or gross floor area of the building does not change;
- g) The construction and maintenance of gates, fences, walls or other means of enclosure less than 1.8 m (5.9 ft.) in height;
- h) A temporary building, the sole purpose of which is incidental to the erection or alteration of a permanent building, for which a development permit has been issued provided it is removed within thirty (30) days of project completion;
- i) Farm buildings for agricultural use on parcels in A-1 and A-2 Districts.
 - i. Development permits are required for dwelling units and related accessory buildings, as well as specific agricultural operations as defined in this Bylaw.
- j) Accessory buildings which have a floor area of no greater than 15.0 m² (161.5 ft²);
- k) Any signage for which approval from Alberta Transportation is required;
- l) On-site landscaping;
- m) Non-enclosed Decks which are less than 1.0 m (3.3 ft.) from ground level;
- n) Fences for the following purposes do not require a development permit:
 - i. Livestock windbreak fences less than or equal to 3.6 m (11.8 ft.) in height;
 - ii. Livestock confinement fences less than or equal to 3.6 m (11.8 ft.) in height;
 - iii. Fences for sports-related purposes less than or equal to 4.0 m (13.1 ft.) in height;and,
- o) One temporary on-site sign not exceeding 1.0 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and intended for:
 - i. Advertising the sale or lease of a dwelling unit or property;
 - ii. Identifying a construction or demolition project for which a development permit has been issued; or,

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

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

3.4 Development Permit Application

- 3.4.1 An application for a development permit may be made in writing to Greenview by:
 - a) The owner of a parcel or site; or,
 - b) The agent for the owner of a parcel or site.
- 3.4.2 The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information, in accordance with Greenview policies and procedures in this Bylaw.
- 3.4.3 A completed application shall require the following (where applicable):
 - a) A non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw;

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

- l) Such additional information as the Development Authority may require.

3.5 Complete Development Permit Application

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

- b) Confirmation the Development Authority will begin processing the application; and
 - c) The date the forty (40) days to process the application expires.
- 3.5.6 If the applicant fails to submit all the outstanding information and documents required by the Development Authority pursuant to s. 3.5.4 on or before the date prescribed by the Development Authority or as agreed upon by the applicant and the Development Authority, the application is deemed to be refused.
- 3.5.7 If an application is deemed to be refused under this s. 3.5, the Development Authority shall issue to the applicant a notice in writing that the application has been refused and the reason for the refusal.
- 3.5.8 Notwithstanding the Development Authority has issued an acknowledgement that the application is complete, the Development Authority may, in the course of reviewing the application, request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- 3.5.9 If the Development Authority does not make a determination as to the completeness of an application within twenty (20) days, or within an alternative timeframe agreed upon between the applicant and the Development Authority, the application is deemed complete.

3.6 Development Permit Processing

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

3.7 Development Authority Discretion

- 3.7.1 If a proposed use of land or a building is not listed as a “Permitted Use” or “Discretionary Use” in the Bylaw, the Development Authority has the discretion to determine that the proposed use is similar in character and purpose to a use listed under that Land Use District and may issue a development permit for the proposed use as a Discretionary Use.

3.7.2 In making a decision on an application for a use listed under the “Permitted Uses” column in a Land Use District, the Development Authority shall:

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

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

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

3.8 Variances

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

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

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

3.8.3 The Municipal Planning Commission may approve a variance of the regulations and standards stated in the Bylaw provided the intent of the Bylaw are met.

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

3.9 Conditions

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

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

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

3.10 Notifications

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

3.11 Appeals

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

3.11.2 If the Development Authority issues a Discretionary Use, development permit, with or without conditions, or a Permitted Use development permit with a variance, the decision may be appealed to the SDAB by the applicant by serving the prescribed form of appeal with reasons for the appeal on the SDAB Secretary within twenty-one (21) days from the Notice of Decision Date as per the MGA and by an affected party by serving the prescribed form of appeal with reasons for the appeal on the SDAB Secretary within twenty-one (21) days from the date when notice is first published in a newspaper as per the requirements of this Bylaw.

3.11.3 When an Appeal Notice has been served on the SDAB Secretary with respect to a decision to approve an application for a development permit, the development permit shall not be effective until:

- a) The decision on the development permit has been sustained by the SDAB; or,
- b) The Secretary has received written notification from the appellant that the appeal has been withdrawn.

3.11.4 If the decision to approve a development permit application is reversed by the SDAB, the development permit shall be null and void.

3.11.5 No appeal may be made respecting the issuance of a development permit for a Permitted Use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.

3.11.6 Applications for permission to appeal the decision of the SDAB shall be made to the Alberta Court of Appeal in accordance with MGA on a question of law or jurisdiction within thirty (30) days of the SDAB decision.

3.11.7 The SDAB shall give its decision in writing together with reasons for the decision within fifteen (15) days of concluding the hearing.

3.12 Enforcement

3.12.1 If a development or use of land or buildings is not in accordance with:

- a) The Act or the Regulations;
- b) A development permit or subdivision approval; or
- c) The Municipal Development Plan, an Intermunicipal Development Plan, an Area Structure Plan, a Conceptual Scheme, the Land Use Bylaw or the Land Use Regulations,

the Development Authority may take such action as specified in this Bylaw and/or in the Municipal Government Act.

3.12.2 Nothing in this Bylaw diminishes or in any way affects the powers of a Development Authority to issue Orders for Compliance or in any way affects any person's rights to appeal a Development Authority's Order.

3.12.3 Penalties for offences under this Bylaw shall be:

- a) A specified penalty of \$250.00 for a first offence;
- b) A specified penalty of \$2,000.00 for a second offence and;
- c) A specified penalty of \$5,000.00 for each subsequent offence.

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

3.13 Development Permit Lapses

- 3.13.1 A development permit lapses and ceases to be valid if the development is not substantially commenced within twelve (12) months from the date of issuing the permit or within such extended period not exceeding three (3) months that may be approved by the Development Authority.
- 3.13.2 Construction of the external components of development should be completed within twenty-four (24) months of construction commencement. Any development without the external components complete shall request an extension from the Development Authority.

3.14 Notification of Permit Approval or Refusal of a Discretionary Use

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

- c) At the discretion of the Development Authority, notify any adjacent property owners or occupants and any other parties deemed affected; and,
 - d) At the discretion of the Development Authority, additional methods of notification may be used.
- 3.14.2 When a Discretionary Use - development permit application is refused; the Development Authority shall mail a Notice of Decision to the applicant or their agent stating the reasons for the refusal.
- 3.14.3 For the purposes of this Bylaw, the decision of the Development Authority is deemed to have been given on the date of issue on the Notice of Decision.
- 3.14.4 When a development permit application has been refused pursuant to this Bylaw or ultimately after appeal, the Development Authority shall not accept the submission of another application for a development permit on the same parcel of land for the same or similar use until six (6) months after the date of refusal.
- 3.14.5 If in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, or access, and the development is in a hamlet or intended for use by the public, the Development Authority shall refuse to issue a development permit.
- 3.15 Notification of Permit Approval or Refusal of a Permitted Use**
- 3.15.1 When a Permitted Use - development permit application is approved, the Development Authority shall:
- a) Mail a notice of decision to the applicant or their agent.
- 3.15.2 If in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, or access, and the development is in a hamlet or intended for use by the general public, the Development Authority shall refuse to issue a development permit.
- 3.15.3 When a Permitted Use - development permit application is refused, as it does not conform to the Bylaw, the Development Authority shall;
- a) Mail a notice of decision to the applicant or their agent, stating reasons for the refusal.

3.15.4 When a development permit application has been refused pursuant to this Bylaw or ultimately after appeal, the Development Authority shall not accept the submission of another application for a development permit on the same parcel of land for the same or similar use until six (6) months after the date of refusal.

4.0 SUBDIVISIONS

4.1 Complete Subdivision Application

- 4.1.1 The Subdivision Authority shall, within twenty (20) days after the receipt of an application for a subdivision, determine whether the application is complete. This time period may be extended by an agreement in writing between the applicant and the Subdivision Authority.
- 4.1.2 An application is complete if, in the opinion of the Subdivision Authority, the application contains the documents and other information necessary to review the application.
- 4.1.3 If the Subdivision Authority determines that the application is complete, the Subdivision Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue to the applicant a written acknowledgement that the application is complete, indicating:
- a) The date the application was received and deemed complete;
 - b) Confirmation the Subdivision Authority will begin processing the application; and
 - c) The date the sixty (60) days to process the application expires.
- 4.1.4 If the Subdivision Authority determines that the application is incomplete, the Subdivision Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue a written notice to the applicant, indicating:
- a) The application is incomplete;
 - b) A detailed list of the outstanding documents and/or information required by the Subdivision Authority in order for the application to be deemed complete;
 - c) The date which the required outstanding documents and/or information must be submitted to the Subdivision Authority, as either set out in the notice or as agreed upon on between the applicant and the Subdivision Authority.
- 4.1.5 If the Subdivision Authority determines that the information and documents required by the Subdivision Authority pursuant to s. 4.1.4 are complete, the Subdivision Authority shall, within the time prescribed by the Subdivision Authority or as agreed upon by the applicant and the Subdivision Authority, issue to the applicant an acknowledgement in writing that the application is complete, indicating:
- a) The date the application was received and deemed complete;

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

5.0 GENERAL REGULATIONS

5.1 Applicability

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

5.2 Non-Conforming Parcels

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

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

5.3 Non-Conforming Uses and Buildings

5.3.1 If a development permit has been issued on or before the day on which this Bylaw or a land use amendment bylaw comes into force, and the Bylaw or a land use amendment bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of this Bylaw or a land use amendment bylaw.

5.3.2 A non-conforming use of land or a non-conforming use of a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building shall conform to the provisions of this Bylaw.

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

5.3.4 A non-conforming use of part of a parcel shall not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings shall be erected on the parcel while the non-conforming use continues.

5.3.5 A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt or structurally altered, except:

- a) To make it a conforming building; and,

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

5.3.6 If a non-conforming building is damaged or destroyed or to be renovated to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.

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

5.4 **Utility Structures**

5.4.1 Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fiber optics and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all Districts and individual parcels, as the facilities are exempt from minimum parcel size requirements.

5.5 **Location and Siting**

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

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

5.6 **Height Exceptions**

5.6.1 The maximum height regulations of this Bylaw do not apply to the following:

- a) Chimney stacks;
- b) Church spires;
- c) Cranes;
- d) Domes or cupolas;
- e) Elevator housings;
- f) Flagpoles;
- g) Floodlights;
- h) Grain elevators;
- i) Hose and fire alarm towers;
- j) Heating, Ventilation and Air Conditioning (HVAC) units;

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

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

5.7 Uses Permitted in Any District

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

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

5.8 Prohibited Uses

5.8.1 The following uses are prohibited in every District:

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

5.9 Number of Dwelling Units

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

- a) A suitable building site exists, preferably in the same yard as the first or principal residence;
- b) Suitable access can be provided;
- c) Suitable services can be provided;
- d) The development will be compatible with existing and planned land uses in the vicinity; and,
- e) Other applicable provisions in the Land Use Bylaw and other Greenview bylaws can be met.

5.10 Temporary Residence during Construction

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

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

5.11 Setbacks from Adjacent Roadways

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

- a) Provincial highway: 40.0 m (~~131.2 134.5~~-ft.)
- b) Internal subdivision road: 7.5 m (24.6 ft.)
- c) Service road: 7.5 m (24.6 ft.)
- d) All other roads: 40.0 m (~~131.2 134.5~~-ft.)
- e) Undeveloped road allowance 40.0 m (~~131.2 134.5~~-ft.)

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

5.12 Setback Exceptions

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

- a) Steps, eaves and gutters;
- b) Cornices, sills, belt courses, bay windows, pop outs, chimneys or other similar features, provided such projections do not project more than 1.0 m (3.3 ft.) into a required front, side, or rear yard provided that the foundation or supports do not also project;
- c) Non-enclosed or open patios, sun decks or terraces, provided that such projections do not exceed 35% of the width of a required front, side or rear yard;
- d) Balconies and sun shades provided that such projections do not exceed 40% of the width of a required front, side or rear yard;
- e) Fences, which must be located a minimum setback of 0.3 m (1 ft.) from the nearest parcel line of the roadway right-of-way;
- f) Trees or other planting adjacent to a municipal road for a shelterbelt, hedge or similar purpose, which must be located a minimum setback of 8.0 m (26.2 ft.) from the nearest parcel line of the road right-of-way;
- g) Uncovered permanent swimming pools, provided they are:
 - i. Not constructed, sited or placed in a front yard in any residential parcel less than 2.0 ha (5.0 ac) in size;
 - ii. At least 3.0 m (9.8 ft.) from any side or rear yard parcel line; and,
 - iii. Located within a fenced yard or surrounded by a fence.
- h) Covered permanent swimming pools, provided they are:
 - i. Not constructed, sited or placed within a front yard in a HR District;
 - ii. At least 3.0 m (9.8 ft.) from any side or rear yard parcel line;
 - iii. Located within a fenced yard or surrounded by a fence; and,
 - iv. Constructed so that the roof or ridge of the pool cover is no greater than 4.0 m (13.1 ft.) above grade.
- i) Public art;
- j) Community information boards owned and operated by a government; and,

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

5.13 Parcel Area and Width

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

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

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

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

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

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

5.14 Site Elevation/Grade

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

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

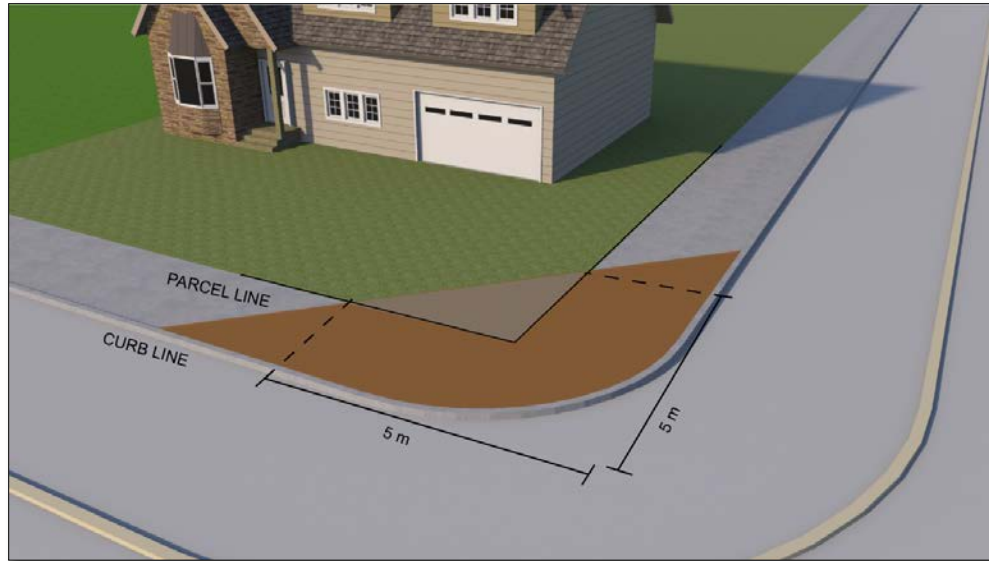
5.15 Access to a Parcel of Land

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

5.16 Corner Parcels

- 5.16.1 On a corner parcel in any HR District, no landscaping, screening, building or structure will be planted or erected to a height greater than 1.0 m (3.0 ft.) above the established grade of the municipal road within the shaded area (sight triangle) formed by the curb lines 5.0 m (16.4 ft.) from the point of intersection of the curb lines and joining perpendicular to the parcel lines and joining the parcel lines, as illustrated in Figure 5-1.

Figure 5-1: Illustration of Corner Parcel Sight Triangle



5.17 Conversion of Building Use

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

5.18 Fences and Shelterbelts

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

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

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

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

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

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

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

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

5.19 Landscaping and Screening

5.19.1 The Development Authority may require that a Landscaping Plan be provided in conjunction with, and addressed as part of, any development permit in Industrial and Commercial Districts except for an agricultural operation. The intent of site landscaping is to contribute to a reasonable standard of appearance for developments from the initial placement of landscaping through to its mature state, provide a positive overall image for Greenview, and encourage good environmental stewardship.

5.19.2 The following standards of landscaping shall be required for all multi-parcel residential developments, and all commercial and industrial developments, including all parts of the parcels not covered by buildings, driveways, parking, storage and display areas (except in A-1 and A-2 where landscaping is only required on land disturbed for the purposes of constructing a dwelling):

- a) Grade the site as required to direct stormwater off-site, without altering its effect on adjacent land;
- b) Retain in their natural state:
 - i. Bogs, fens, marshes, swamps, and shallow open water wetlands;
 - ii. Unstable land;
 - iii. Land subject to flooding by a 1: 100-year flood;
 - iv. Land with a natural gradient of 15% or greater; and,
 - v. A strip of land not less than 15.0 m (49.2 ft.) in width along any river, stream, creek or lake, such distance to be measured from the top of the bank unless the Development Authority considers a lesser distance to be sufficient.
- c) Conserve existing trees and shrubs to the maximum extent possible;
- d) Provide additional separation, or buffering, between adjacent land uses;
- e) The use of site furniture, site lighting and surface treatments to enhance the appearance of a proposed development;
- f) Enhance the site by planting of additional trees and shrubs:

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

- b) There is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.
- 5.19.8 Unless covered by the provisions of a Development Agreement, any landscaping area between the parcel line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the development.
- 5.19.9 The owner of a property, or their successor or assignees, shall be responsible for landscaping and proper maintenance. If the required landscaping does not survive two (2) growing seasons, the applicant/owner must replace it with a similar type of species and with a similar calliper width or height.
- 5.19.10 As a condition of a development permit, the applicant may be required to provide security in the form of cash or a letter of credit, the value of which shall be equal to the estimated cost of the required landscaping/planting to ensure that such landscaping/planting is completed with reasonable diligence. If the required landscaping/planting is not completed in accordance with this Bylaw and the development permit within one (1) growing season after the completion of the development, then the security shall be available to the Municipal District of Greenview for its use to complete the required landscaping/planting as per this Bylaw and the development permit.

5.20 Objects Restricted in Residential Areas

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

5.21 Relocation of Buildings

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

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

5.22 Accessory Buildings, Structures and Uses

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

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

5.23 Suites

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

- a) Unless otherwise stated, a maximum of one (1) attached suite and one (1) detached suite is permitted as an accessory use to a single detached dwelling unit;
- b) Suites shall be accessory and subordinate to the principal single detached dwelling unit on the same parcel;
- c) A suite may be allowed within a single detached dwelling unit, within a building other than the principal dwelling unit, or as a detached suite;
- d) A suite must be serviced from the utilities servicing the principal single detached dwelling unit, and shall not be serviced independently;
- e) The principal single detached dwelling unit on the parcel containing the suite must be occupied by the owner of the principal single detached dwelling unit, with the exception of a caretaker residence;
- f) Suites must meet Alberta Building Code requirements;
- g) In Hamlet Districts, one (1) additional on-site parking space must be provided for the suite, in addition to any parking requirements for the single detached dwelling unit;

- h) The maximum allowable habitable floor area of a suite shall be determined based on all stories, including basements but excluding the garage area and common areas of egress:
- i. 110.0 m² (1184.0 ft²) with a maximum of two (2) bedrooms for an attached suite;
 - ii. 110.0 m² (1184.0 ft²) with a maximum of two (2) bedrooms for a detached suite;
or,
 - iii. 45% of the gross floor area of the principal single detached dwelling unit,
whichever is less.
- i) A detached suite must:
- i. Be constructed on a permanent foundation;
 - ii. Not exceed 5.5 m (18.0 ft.) in height; and
 - iii. Not contain a basement.
- j) An attached suite must:
- i. Be considered part of the total building area; and,
 - ii. Not exceed 45% of the gross floor area of the single detached dwelling unit.

5.24 **Clustered Leisure Accommodation**

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

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

5.25 **Home Occupations**

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

- a) Home occupations must be clearly incidental and secondary to the use of the dwelling unit for residential purposes;
 - b) Must not produce extensive noise between the hours of 10 p.m. and 7 a.m. in any Residential District;
 - c) No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the business, at all times, the privacy and enjoyment of adjacent residences and land shall be preserved and the amenities of the neighbourhood preserved;
 - d) Must not impact the privacy and enjoyment of adjacent residences;
 - ~~e) A home occupation shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) customers per day;~~
 - f) Lighting shall be designed, installed and operated in such a manner so as not to cause a disturbance to adjacent lands and/or interfere with the safe movement of traffic on nearby roads.
- 5.25.2 Where permitted within a District, Home Occupations (Minor) must comply with the following regulations:
- a) Must be carried out solely within a dwelling unit or within one accessory building;
 - b) Must not result in any exterior alterations that are not consistent with the residential character of the buildings and property;
 - c) No more than two (2) people residing in the principal dwelling unit shall be permitted to work on-location in the Home Occupation, Minor;
 - ~~d) Shall not result in traffic that exceeds eight (8) customers per day;~~
 - e) Must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference with the residential nature of the area;
 - f) Will involve no external storage of materials, containers or finished products;
 - g) Is not permitted to use materials or processes that produce flammable or explosive vapours or gases; and
 - h) Home occupations (minor) involving community care for children, as regulated by the *Family Day Home Standards*, shall not accommodate more than six children.

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

- a) Must only be conducted within the principal dwelling unit and within up to one accessory building;
- b) Outside storage shall not exceed 10% of the parcel size or 1.0 ha (2.5 ac) whichever is less.
- c) Finished display products shall be located in a specified area as determined by the Development Authority.
- d) Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and highways;
- e) Must have a minimum parcel size of 1.2 ha (3.0 ac), and
- f) Shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) customers per day;
- ~~f)g)~~ A Home Occupation, Major shall not include:
 - i. Wrecking yards; and/or,
 - ii. Sand and gravel processing.

5.26 Bed and Breakfasts

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

- a) A bed and breakfast must clearly be secondary or incidental to the use of the dwelling unit for residential purposes;
- b) A bed and breakfast must be conducted wholly within a single detached dwelling unit;
- c) The principal single detached dwelling unit on the parcel containing the bed and breakfast must be occupied by the owner of the principal single detached dwelling unit;
- d) The maximum number of guest rooms permitted in a bed and breakfast will be eight (8);
- e) One (1) additional off-street parking space must be provided for each bedroom used for bed and breakfast accommodation, in addition to any off-street parking requirements for the single detached dwelling unit;
- f) The maximum length of stay for any guest may not exceed thirty (30) consecutive days.

5.27 Manufactured Homes

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

- 5.27.2 Every manufactured home within Greenview must be placed on a permanent foundation and meet Alberta Building Codes (Alberta Safety Codes Authority).
- 5.27.3 If a manufactured home has been damaged or structurally altered, the manufactured home must be certified as safe by an accredited structural engineer.
- 5.27.4 Any renovations or additions to a manufactured home in a Residential District that are set out as conditions of the approval of a development permit must be completed within one (1) year of the issuance of the development permit.
- 5.27.5 Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
- 5.27.6 The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.
- 5.27.7 All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

5.28 Environmental Standards

- 5.28.1 Stripping of vegetation or grading may require an erosion and sediment control plan and be done in a manner which will minimize soil erosion by ensuring the extent of the disturbed area and the duration of its exposure is minimized.
- 5.28.2 All developments must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 5.28.3 Developments shall not adversely affect groundwater resources or disturb natural drainage patterns or watercourses unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment.

5.29 Slope Stability

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

Table 5-1: Depth of Slope Setback Requirements

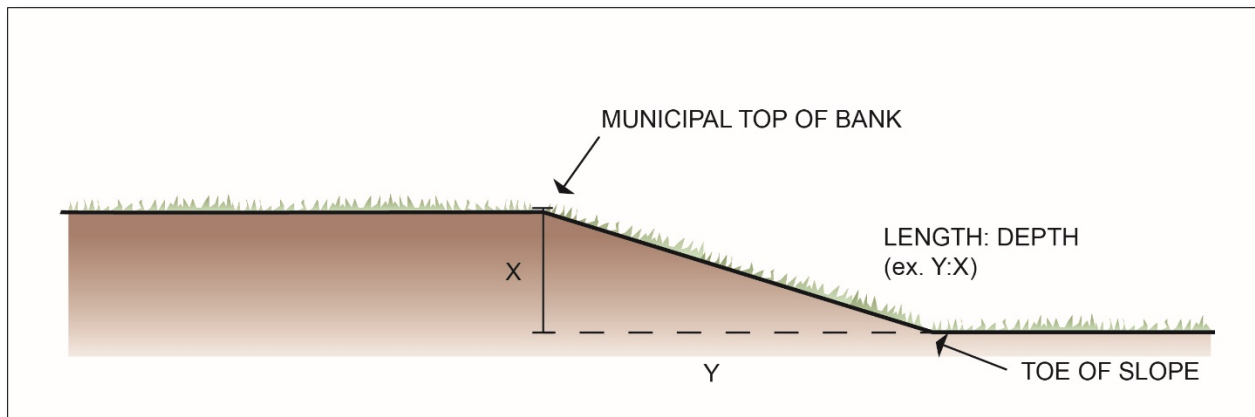
Depth of slope	Setback Requirement
Less than 7.5 m (24.6 ft.)	15.0 m (49.8 ft.)

Between 7.5 m (24.6 ft.) and 15.0 m (49.2 ft.)	23.0 m (75.5 ft.)
Between 15.0 m (49.2 ft.) and 30.0 m (98.4 ft.)	46.0 m (150.9 ft.)
More than 30.0 m (98.4 ft.)	61.0 m (200.1 ft.)

5.29.2 If it can be demonstrated (via the submission of a slope stability assessment) that the proposed development will not be placed at undue risk, the Development Authority may relax the suggested setback requirements at their discretion.

5.29.3 For slopes with a smooth and uninterrupted grade, the depth will be the vertical distance from the valley crest to the toe of the slope, as shown in Figure 5-2.

Figure 5-2: Slope Depth



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

5.30 Site Reclamation

5.30.1 Site reclamation shall be in accordance with the *Alberta Environmental Protection and Enhancement Act*, provincial Codes of Practice (e.g., for pits), the *Water Act*, and Conservation and Reclamation regulations, and any other regulatory requirements which may be applicable.

5.30.2 Reclamation of specified land shall ensure that the specified land shall be returned to an equivalent land capability that allows for the developments of uses compatible with adjacent land uses.

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

5.31 Soil Remediation

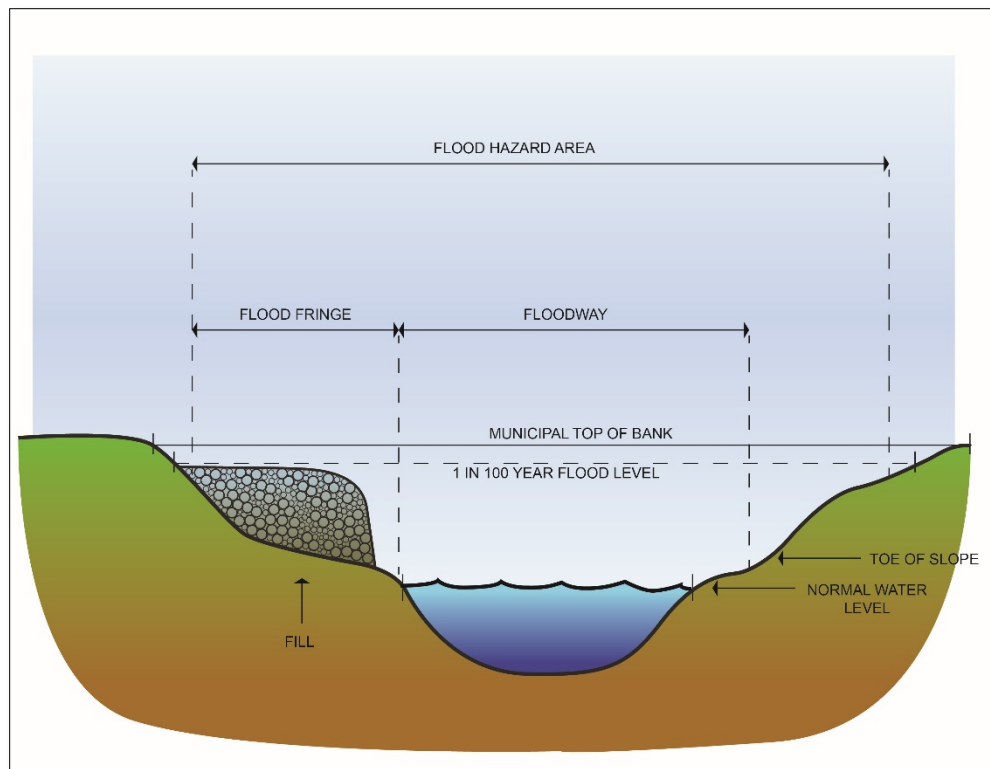
- 5.31.1 Soil remediation may be required on a parcel of land as a condition of subdivision or development approval where an environmental site assessment has established the presence of site contamination.
- 5.31.2 Remediation may include, but is not limited to, source removal, physical removal of contaminated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

5.32 Riparian Protection Area

- 5.32.1 The riparian protection area shall be measured from the municipal top of bank, as determined by a qualified environmental professional or professional land surveyor, with a minimum setback of 20.0 m (65.6 ft.).
- 5.32.2 Where an applicant disputes Greenview's determination of the riparian protection area, an applicant may apply for a development permit and submit a report prepared by a qualified professional, to Greenview's satisfaction.
- 5.32.3 If a development setback is required under other section(s) of the Land Use Bylaw that results in setback greater than the riparian protection area, that greater setback shall prevail.
- 5.32.4 No development shall take place in the floodway as shown in Figure 5-3, except for the following uses:
- a) Agriculture, Extensive that does not include buildings, structures or any obstruction in the floodway;

- b) Roads, bridges, flood and erosion infrastructure as part of public works, services and utilities carried out on behalf of the Federal, Provincial or Municipal Authorities on land that is publicly owned or controlled;
- c) Pathways that are constructed level with the existing natural grades;
- d) Recreational uses provided there are no buildings, structures or any obstruction in the floodway; and,
- e) Replacement of an existing building not involving the construction or placement of fill material below the 1: 100-year design flood. Replacement or new basements are not included in this provision.

Figure 5-3: Illustration of Flood Hazard Area



5.32.5 Subdivision is prohibited on parcels completely within the floodway.

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

- a) Demonstrate that floor level (including the construction system of the floor) is above the 1: 100-year flood design. A qualified professional Engineer accredited by the Associate of Professional Engineers and Geoscientists of Alberta (APEGA) shall provide a detailed site survey and cross section drawings in support of the application;

- b) Have no basements;
- c) Be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (1.6 ft.) above the 1: 100-year design flood. New or replacement private sewer systems shall be designed and installed to be flood-proofed; and
- d) Shall not place fill materials within the 1: 100-year flood without obtaining prior provincial approvals.

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

5.33 Riparian Protection Regulations – Compliances & Variance

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

5.33.2 Where land is situated adjacent to or includes the banks of any watercourse, and where the slope of the bank adjacent to any watercourse is greater than 15%, no building or other structure shall be permitted where the height of the bank is:

- a) Less than 6.0 m (19.7 ft.), within 12.0 m (39.4 ft.) from the top of the bank;
- b) Between 6.0 m (19.7 ft.) and 23.0 m (75.5 ft.), within a distance that is two times the height of bank, from the top of the bank; or,
- c) Greater than 23.0 m (75.5 ft.), within 46.0 m (150.9 ft.) from the top of the bank.

5.34 Kennels

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

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

- a) Two (2) dogs over six months of age in HR, CR-2 and CR-3 Districts;
- b) Six (6) dogs over six months of age in all other Districts

- c) Greater than six (6) working dogs may be kept on a parcel 32.0 ha (79.0 ac) or greater if a development permit has been issued. In considering an application for working dogs the Development Authority may consider the following:
 - i. The number of working dogs requested;
 - ii. The size and scale of the livestock operation; and,
 - iii. Any additional information the Development Authority deems relevant.
- d) In granting a development permit for a kennel, conditions of approval shall:
 - i. Limit the term of the permit to a period not exceeding three (3) years;
 - ii. Require that all dogs be kept indoors from 10:00 p.m. and 7:00 a.m.; and,
 - iii. Require that any outside runs be enclosed with fences a minimum of 1.8 m (5.9 ft.) in height.

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

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

5.35 **Backyard Beekeeping**

5.35.1 Where permitted within a Land Use District, every person keeping **backyard** bees and the owner of any parcel of land on which **backyard** bees are kept must comply with the following regulations:

- a) Provide adequate water to prevent the bees from seeking water from other sources, such as neighbourhood swimming pools, birdbaths, ponds or other bodies of water;

- b) Take all reasonable measures to prevent swarming and aggressive behaviour by the bees;
 - c) If the bees swarm or show signs of aggressive behaviour, ensure that the bees are re-queened;
 - d) No more than two (2) colonies of bees are permitted on a parcel having an area less than 1,100.0 m² (11,840.3 ft².);
 - e) No more than one (1) colony of bees are permitted on a parcel having an area of less than 600.0 m² (6,458.4 ft².);
 - f) A beehive is not permitted within 6.5 m (21.3 ft.) of any parcel line except when:
 - i. The hive is situated 2.5 m (8.2 ft.) or more above the adjacent ground level; or
 - ii. The hive is situated less than 2.0 m (6.5 ft.) above adjacent ground level and behind a solid fence or hedge 2.0 m (6.5 ft.) or more in height running parallel to any parcel line and extending at least 6.0 m (19.7 ft.) beyond the hive in both directions.
- 5.35.2 A valid permit must be obtained through the Development Authority to operate a backyard beekeeping operation, with the exception of parcels in A-1 and A-2.
- 5.35.3 Backyard beekeeping must be for personal use only and products produced from backyard beekeeping shall not be sold in any commercial manner.

5.36 Backyard Hen Enclosures

- 5.36.1 Where permitted within a Land Use District, a backyard hen enclosure must, unless otherwise indicated, comply with the following regulations:
- a) Backyard hen enclosures must be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and must be conducted by a resident of the parcel;
 - b) A maximum of six (6) hens per site may be kept for personal egg consumption;
 - c) Backyard hen enclosures must be located in a backyard and the dwelling unit must be between the backyard hen enclosure and the front parcel line;
 - d) A backyard hen enclosure must only use a pen and a coop as defined by this bylaw;
 - e) The maximum size of a coop is 8.0 m² (86.1 ft²) in floor area and 2.5 m (8.2 ft.) in height;
 - f) The coop and the pen must be placed at least 2.5 m (8.2 ft.) from the exterior side parcel line, the interior side parcel line and the rear parcel line.

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

5.37 Shipping Containers

5.37.1 The use of shipping containers on any parcel within Greenview shall require a development permit, with the exception of parcels in A-1 and A-2.

5.37.2 Depending on the use of the shipping container, a Building Permit may also be required.

5.37.3 Shipping containers shall be sited in accordance with individual District regulations for height, siting and setbacks of buildings and structures.

5.37.4 Shipping containers may only be stacked to a maximum of two (2) containers high and subject to the prior issuance of a Building Permit.

5.37.5 Shipping containers, as accessory buildings, should be free of advertising and should be painted a uniform colour.

5.37.6 Shipping containers must not occupy any required off-street parking spaces.

5.37.7 Shipping containers must not occupy any areas that are required for open space or landscaping.

5.37.8 Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and pedestrian movement.

5.38 Employee Accommodation

5.38.1 Employee accommodation shall only be allowed when it is associated with an industrial or commercial use for which a development permit has been issued.

5.38.2 Employee accommodation shall be clearly secondary and accessory to the principal use on the same parcel, and shall be operated for the sole purpose of on-site housing of employees of the principal use of that parcel.

~~5.38.25~~ 5.38.3 All parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority.

5.39 Work Camps - General

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

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

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

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

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

5.39.4 Work Camps

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

5.39.5 Work Camps - Project Oriented

- a) These types of work camps include construction camps or work camps that are not designed to be on the site permanently. A project-oriented work camp shall:

- i. Be occupied by employees, staff or personnel directly related to or employed by the project for which the work camp was constructed;
- ii. Not be used as third-party rental accommodations; and,
- iii. Require temporary development permits that shall not be issued for a period greater than twelve (12) month duration, unless a new application for a development permit is made.

5.40 Recreational Vehicles

- 5.40.1 The year-round placement of recreational vehicles for non-commercial use on a parcel in the A-1, A-2, CR-1, CR-2, CR-3 and HR Districts may be allowed without a development permit and are subject to the maximum recreation vehicle limit as defined in Table 5.2.
- 5.40.2 Habitation or use of a recreational vehicle exceeding the number allowed in Table 5.2 is not permitted to be used or located on a parcel for a period of time longer than fourteen (14) days a year.
- 5.40.3 A recreational vehicle cannot be placed outside the setbacks identified in Section 5.11, Setbacks from Adjacent Roads, and shall meet all other required setback regulations for the District.
- 5.40.4 A recreational vehicle may not be augmented by an attached canopy, deck, lean-to or any other attached accessory building. Detached accessory buildings over 15.0 m² (161.5 ft²) require a development permit.
- 5.40.5 Sewage and wastewater systems, including holding tanks and onsite treatment are subject to approval from an agency authorized by the Alberta Safety Codes Authority.
- 5.40.6 Utility hookups are subject to approval from an agency authorized by the Alberta Safety Codes Authority.

Table 5-2: Recreational Vehicle Regulations

Land Use District	Parcel Size	Maximum Number of Recreational Vehicles
Agricultural One (A-1) District	Between 64.7 ha (160.00 ac) and 32. ha (79.1 ac)	5
Agricultural One (A-1) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4

Agricultural One (A-1) District	Less than 8.1 ha (20 ac)	3
Agricultural Two (A-2) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4
Country Residential One (CR-1) District <i>outside the Sturgeon Lake Area Structure Plan</i>	Between 8.1 ha (20 ac) and 1.2 ha (3 ac)	1
Country Residential One (CR-1) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 8.1 ha (20 ac) and 1.0 ha (2.5 ac)	3
Country Residential Two (CR-2) District <i>outside the Sturgeon Lake Area Structure Plan</i>	Between 2.0 ha (5 ac) and 1.0 ha (2.5 ac)	1
Country Residential Two (CR-2) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3
Country Residential Two (CR-2) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Less than 0.39 ha (0.95 ac)	2
Country Residential Three (CR-3) District	Greater than 1.0 ha (2.5 ac)	4
Country Residential Three (CR-3) District	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3
Country Residential Three (CR-3) District	Less than 0.39 ha (0.95 ac)	2
Hamlet Residential (HR) District	Greater than 465.0 m ² (5,005.2 ft ²)	1

5.41 Campgrounds

5.41.1 When considering an application for development of a campground whether consisting of campsites or recreational lots, the Development Authority shall have regard for the suitability of the site based on its physical attributes, accessibility, surrounding land uses and environmental sensitivity.

5.41.2 An application for a campground shall include a detailed plan showing natural contours and vegetation, vehicle and pedestrian circulation systems, common areas, utilities, buildings, service areas and proposed campsites to the satisfaction of the Development Authority

5.41.3 The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a new development permit, and the developer shall submit, for approval, an amended plan incorporating the changes.

5.42 Signage

5.42.1 General

- a) The quality, aesthetic character, materials and finishing of sign construction shall be to the satisfaction of the Development Authority.
- b) All signs shall be kept in good repair and maintained in a manner satisfactory to the Development Authority.
- c) Off-site directional signage may be allowed on private property, wherein the case of major agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular and pedestrian traffic frequenting such developments may warrant such signage.

5.42.2 Permanent Signage

- a) A permanent sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is not for a Federal, Municipal or Provincial election; and,
 - iv. Is displayed for more than 21 consecutive days.
- b) An on-site sign that is displayed for less than twenty-one (21) consecutive days does not exceed 1.0 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and is intended for:
 - i. Advertising the sale or lease of a dwelling unit or property;
 - ii. Identifying a construction or demolition project which a development has been issued; or,
 - iii. Identifying a charitable campaign.
 - iv. Shall be considered a temporary sign and subject to the regulations in Section 5.11, Setbacks from Adjacent Roads.
- c) A permanent sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.2 ft.) of a highway or within 800.0 m (2,624.7 ft.) of the intersection of a highway and public road unless approval is obtained from Alberta Transportation pursuant to the Public Highway Development Act;
- d) A permanent sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside the setbacks identified in Section 5.11, Setbacks from Adjacent Roads unless a development permit approved by the Development Authority has been issued for the permanent sign;

- e) A development permit application for one or more permanent signs shall not be approved if, in the opinion of the Development Authority, the sign would:
 - i. Unduly interfere with the amenities of the area;
 - ii. Be located within a right-of-way owned by Greenview;
 - iii. Materially interfere with or affect the use, enjoyment or value of neighbouring properties; or,
 - iv. Create a safety hazard to adjacent properties or to members of the travelling public by way of impairing sight lines.
- f) Permanent signage on private property shall be limited to two (2) permanent signs per parcel;
- g) Permanent signage on private property shall not advertise a business, activity or event that is not located on the parcel of land on which the sign is located;
- h) Permanent signage shall;
 - i. Have maximum dimensions of 1.3 m (4.3 ft.) in length and 2.5 m (8.2 ft.) in width;
 - ii. Be constructed using 2.0 mm (0.1 in) high tensile flat aluminum, 19.00 mm (0.75 in) high-density plywood or 38.0 mm (1.5 in) solid wood;
 - iii. Have a finish consisting of high-density reflective finish or equivalent, with die-cut lettering or silk screen lettering;
 - iv. Have a minimum letter size of 10.0 cm (3.9 in), all uppercase and uniform letter style; and,
 - v. Conform to all regulations of the Land Use District in which the sign is located.

5.42.3 Temporary Signage

- a) A temporary sign shall not be:
 - i. Greater than 1.0 m² (10.8 ft²) in area;
 - ii. Greater than 1.5 m (4.9 ft.) in height;
 - iii. Located on a parcel of land for more than twenty-one (21) days;
 - iv. For the commercial sale of goods or services; and,
 - v. For the advertising of a business, activity or event that is not on the parcel of land on which the sign is located.

- b) A temporary on-site sign intended for the uses identified in Section 5.40.2, Permanent Signage, must be removed no more than seven (7) days following the date any advertised event, project or sale concludes;
- c) Federal, Municipal or Provincial election signs shall not be erected until thirty (30) days before a Municipal election or before the date of election call for a Federal or Provincial election and shall be removed within seventy-two (72) hours of the closing of the polls.

5.42.4 Logo Signage

- a) A logo sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is placed within a highway or municipal road right-of-way; and,
 - iv. Is provided and erected by Greenview to display the logos and/or business names for local businesses or service providers.
- b) A logo sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.3 ft.) of a highway or within 800.0 m (2,624.7 ft.) of the intersection of a highway and public road unless approval is obtained from Alberta Transportation pursuant to the Public Highway Development Act;
- c) A logo sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside the setbacks identified in Section 5.40.4, Temporary Signage unless a development permit approved by the Development Authority has been issued for the permanent sign.

6.0 OFF-STREET PARKING REGULATIONS

6.1 Parking and Storage

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

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

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

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

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

6.2 Vehicle Storage

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

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

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

6.3 Parking Space Standards

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

6.4 Parking Spaces for Persons with Disabilities

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

- a) At least 4.0 m (13.1 ft.) in width and at least 7.5 m (24.6 ft.) in length;
- b) Located as close as possible to a main accessible building entrance; and,
- c) Clearly identified for the exclusive use of persons with disabilities.

6.5 Parking Regulations

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

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

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

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

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

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

Table 6-1: Off-Street Parking Regulations

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

7.0 ESTABLISHMENT OF DISTRICTS

7.1 District Classification

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

Table 7-1: Establishment of Districts

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

7.2 Location of Districts

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

7.3 Land Use District

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

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

8.0 LAND USE DISTRICTS

8.1 Agricultural One (A-1) District

8.1.1 Purpose

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

8.1.2 Uses

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

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

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

27. Wind Energy Conversion System, Minor

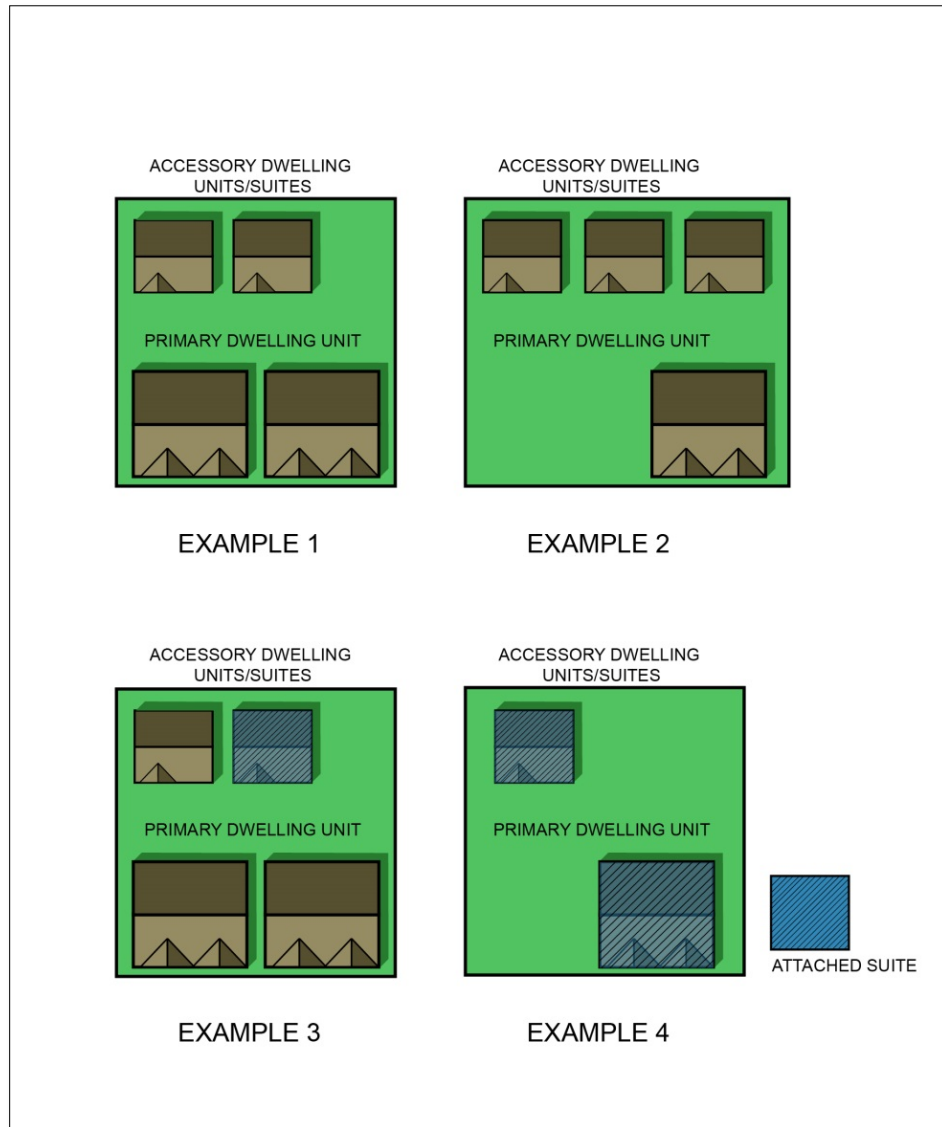
8.1.3 Regulations

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

Table 8-2: A-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 4 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 2 primary dwelling units a maximum of 3 accessory dwelling units and/or suites
.2 Minimum parcel size	1.2 ha (3 ac)
.3 Minimum parcel width	185.0 100 m (607.0 328.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance: 40.0 m (131.2 134.5 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"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	30 %

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



8.1.4 Other Regulations

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act;

~~b) A maximum of 8.1 ha (20 ac) can be subdivided out of a quarter Section of A-1 land;~~

~~e)b) Work Camp, Project-Oriented – Only within 400.00 m (1,312.3 ft.) of highways;~~

~~d)c) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
Maximum: 8.1 ha (20.0 ac)~~

~~e)d) An application to create two titles based upon a fragmented parcel may be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:~~

- i. Minimum parcel sizes and other development considerations must be adhered to;
- ii. Parcels fragmented by water bodies or ravines would still be subject to environmental reserve evaluation and dedication.

~~f)e) Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion as follows:~~

- i. The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section.

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

8.2 Agricultural Two (A-2) District

8.2.1 Purpose

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

8.2.2 Uses

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

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

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

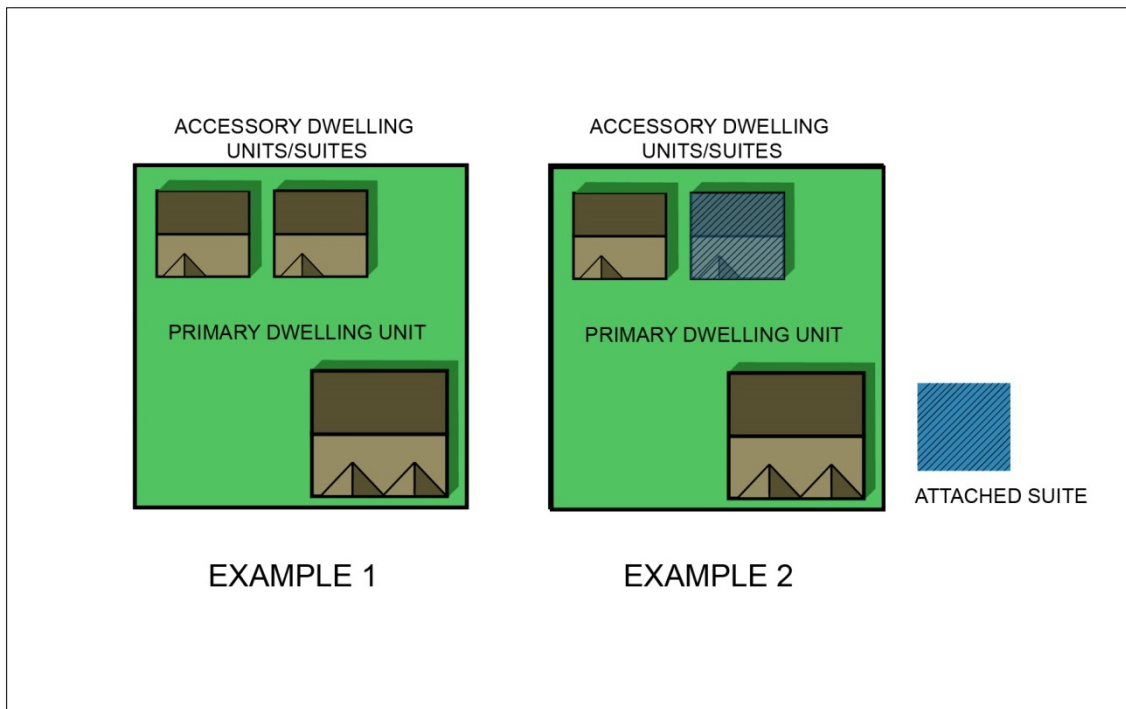
8.2.3 Regulations

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

Table 8-4: A-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 3 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 2 accessory dwelling units and/or suites
.2 Maximum parcel size	32.0 ha (79.1 ac)
.3 Minimum parcel size	8.1 ha (20 ac)
.4 Minimum parcel width	100 185.0-m (328.1 607.0-ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5-ft.) Undeveloped road allowance: 40.0 m (131.2 134.5-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"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5-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"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	30 %

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



8.2.4 Other Regulations:

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the *Agricultural Operation Practices Act*;
- b) A maximum of 32.0 ha (79.1 ac) can be subdivided out of a quarter Section of land;

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

8.3 Rural Settlement (RS) District

8.3.1 Purpose

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

8.3.2 Uses

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

Table 8-5: RS Permitted and Discretionary Uses

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

8.3.3 Regulations

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

Table 8-6: RS District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	32.0 ha (79.1 ac)
.2 Minimum parcel width	185.0 m (608.0 ft.) <u>100 m (328.1 ft.)</u>
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 <u>134.5</u> ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 <u>134.5</u> ft.) Undeveloped road allowance: 40.0 m (131.2 <u>134.5</u> ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 <u>134.5</u> ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 <u>134.5</u> ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.5 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.6 Maximum parcel coverage (all buildings)	35 %

8.3.4 Additional Requirements

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the *Agricultural Operation Practices Act*.

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

8.4 Country Residential One (CR-1) District

8.4.1 Purpose

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

8.4.2 Uses

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

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

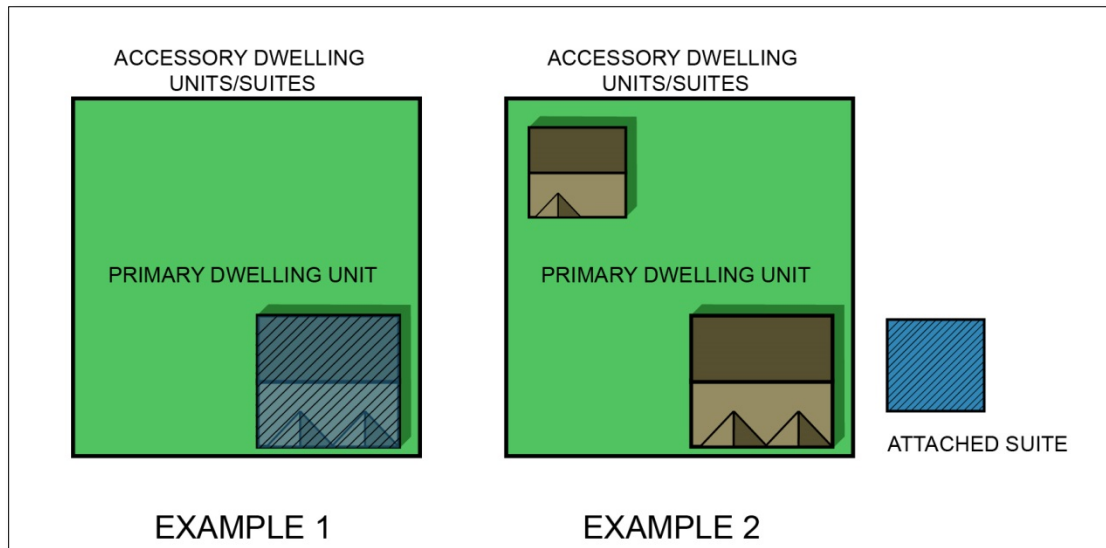
Permitted Uses	Discretionary Uses
1. Accessory Building	1.a <u>Coverall Building</u>
2. Agricultural Pursuit, Minor	2.a Dwelling Unit, Manufactured
3. <u>Backyard</u> Beekeeping	3.a Home Occupations, Major
4. Backyard Hen Enclosure	4.a Sign
5. Bed and Breakfast	
6. Boarding and Lodging	
7. Dugout	
8.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

8.4.3 Regulations

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

Table 8-8: CR-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 1 suite
.2 Minimum parcel size	1.2 ha (3.0 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	30.0m (98.4 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance: 40.0 m (131.2 134.5 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"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

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

8.4.4 Additional Regulations

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

Table 8-9: CR-1 Livestock Animal Equivalents

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

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

8.5 Country Residential Two (CR-2) District

8.5.1 Purpose

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

8.5.2 Uses

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

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

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

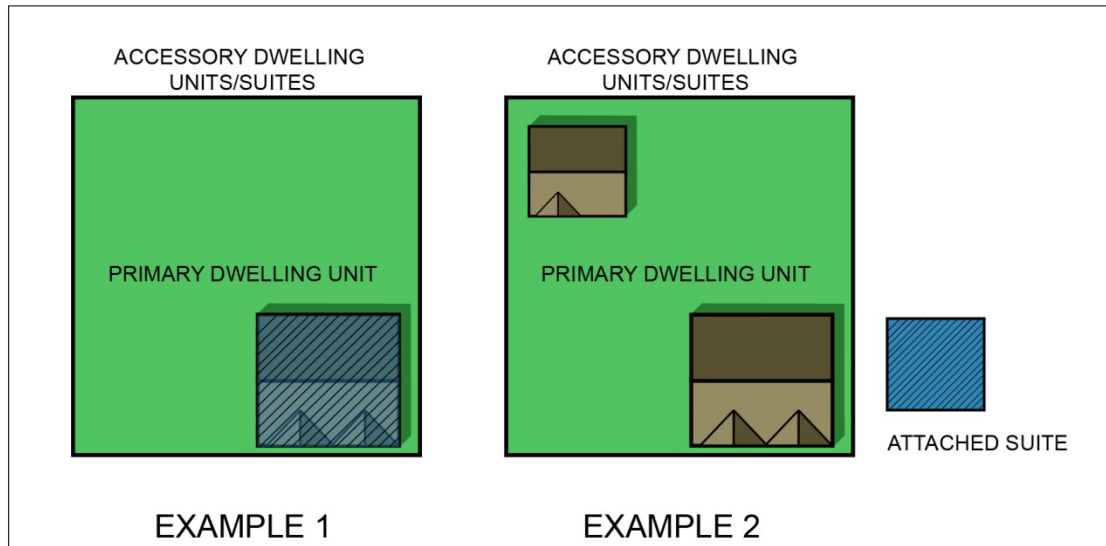
8.5.3 Regulations

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

Table 8-11: CR-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 1 suite
.2 Minimum parcel size	0.2 ha (0.5 ac)
.3 Maximum parcel size	2.0 ha (5.0 ac)
.4 Minimum parcel width	18 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.5 ft.)
.8 Maximum parcel coverage (all buildings)	35 %

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



8.5.4 Regulations

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

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

8.6 Country Residential Three (CR-3) District

8.6.1 Purpose

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

8.6.2 Uses

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

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

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

8.6.3 Regulations

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

Table 8-13: CR-3 District Regulations

Matter to be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel.
.2 Minimum parcel size	0.2 ha (0.5 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	18.0 m (59.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 8.0 m (26.2 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

8.6.4 Additional Regulations

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

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

8.7 Hamlet Residential (HR) District

8.7.1 Purpose

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

8.7.2 Uses

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

Table 8-14: HR Permitted and Discretionary Uses

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

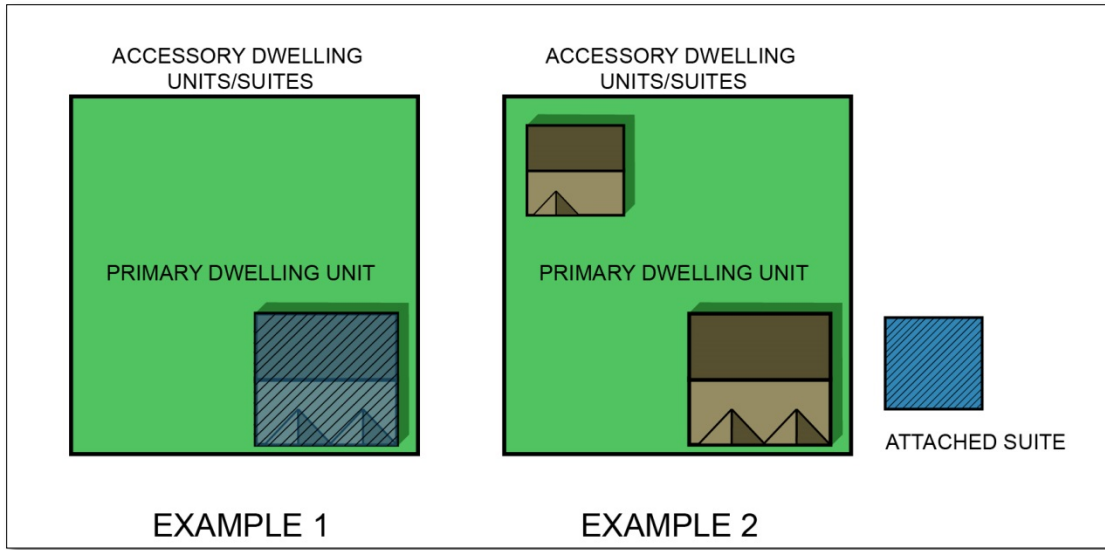
8.7.3 Regulations

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

Table 8-15: HR District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 2 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 1 suite
.2 Minimum parcel size <ul style="list-style-type: none"> Unserviced Serviced Municipal Water Only: .3 Municipal Sewer Only:	1,860.0 m ² (20,020.9 ft ²) 465.0 m ² (5,005.2 ft ²) 1,395.0 m ² (15,015.7 ft ²) 930.0 m ² (10,010.4 ft ²)
.4 Maximum parcel size	0.3 ha (0.7 ac)
.5 Minimum parcel width	15.0 m (49.2 ft.)
.6 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> Principal building and structures 4 storeys Principal building and structures 3 storeys All other principal building and structures Accessory building 	16.0 m (52.5 ft.) 14.0 m (45.9 ft.) 10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.9 Maximum parcel coverage (all buildings)	40%

Figure 8-5: Example of HR Dwelling Unit Configurations



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

8.8 Manufactured Home Park (MHP) District

8.8.1 Purpose

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

8.8.2 Uses

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

Table 8-16: MHP Permitted and Discretionary Uses

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

8.8.3 Regulations

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

Table 8-17: MHP District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel
.2 Minimum parcel size	365 m ² (3,928.8 ft ²)
.3 Minimum parcel width	9.7 m (31.8 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 -ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 -ft.) 1.5 m (4.9 ft.) or 4.5 m (14.8 ft.) from adjacent unit 6.0 m (19.7 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 -ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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 5.0) for additional regulations and exceptions. ***

8.9 Direct Control (DC) District

8.9.1 Purpose

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

8.9.2 Use

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

Table 8-18: DC Permitted and Discretionary Uses

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

8.9.3 Regulations

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

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

8.10 Institutional (INS) District

8.10.1 Purpose

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

8.10.2 Uses

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

Table 8-19: INS Permitted and Discretionary Uses

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

8.10.3 Regulations

- a) On a parcel located in an INS District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table8-20.

Table 8-20: INS District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	1.0 ha (2.5 ac)
.2 Maximum parcel size	4.0 ha (9.9 ac)
.3 Minimum parcel width	18.0 m (59.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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 5.0) for additional regulations and exceptions. ***

8.11 Recreational (REC) District

8.11.1 Purpose

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

8.11.2 Uses

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

Table 8-21: REC Permitted and Discretionary Uses

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

8.11.3 Regulations

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

Table 8-22: REC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	1.0 ha (2.5 ac)
.2 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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 5.0) for additional regulations and exceptions. ***

8.12 Hamlet Commercial (HC) District

8.12.1 Purpose

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

8.12.2 Uses

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

Table 8-23: HC Permitted and Discretionary Uses

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

8.12.3 Regulations

- a) On a parcel located in an HC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-24.

Table 8-24: HC District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	950.0 m ² (10,225.7 ft ²)
.2 Minimum parcel width	15.0 m (49.2 ft.)
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Front parcel and exterior side parcel lines • Interior side parcel line abutting residential • Interior side parcel line abutting other uses • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal Subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.6 Maximum parcel coverage (all buildings)	40 %

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

8.13 Rural Commercial (RC) District

8.13.1 Purpose

- a) The purpose of this District is to provide for commercial uses located away from hamlets and rural settlements. Such developments may serve the travelling public or rural residents in the area and accommodate uses that require larger parcel sizes.

8.13.2 Uses

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

Table 8-25: RC Permitted and Discretionary Uses

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

8.13.3 Regulations

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

Table 8-26: RC District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 dwelling unit per parcel
.2 Minimum parcel size	465 m ² (5,005.2 ft ²)
.3 Minimum parcel width	18.0 m (59.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> • Principal building and structures • Accessory building 	12.0 m (39.4 ft.) 5.0 m (16.4 ft.)
.7 Maximum parcel coverage (all buildings)	50 %

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

8.14 Hamlet Industrial (HI) District

8.14.1 Purpose

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

8.14.2 Uses

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

Table 8-27: HI Permitted and Discretionary Uses

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

8.14.3 Regulations

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

Table 8-28: HI District Regulations

Matter to Be Regulated	Regulation
.1 Minimum parcel size	0.2 ha (0.5 ac)
.2 Minimum parcel width	30.0 m (98.4 ft.)
.3 Minimum setback from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.5 Maximum parcel coverage (all buildings)	40 %

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

8.15 Industrial Light (M-1) District

8.15.1 Purpose

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

8.15.2 Uses

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

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

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

8.15.3 Regulations

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

Table 8-30: M-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 accessory dwelling unit per parcel
.2 Minimum parcel size	1.0 ha (2.5 ac)
.3 Maximum parcel size	4.0 ha (9.9 ac)
.4 Minimum parcel width	20.0 m (65.6 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

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

8.16 Industrial General (M-2) District

8.16.1 Purpose

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

8.16.2 Uses

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

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

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

8.16.3 Regulations

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

Table 8-32: M-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 1 accessory dwelling unit per parcel
.2 Minimum parcel size	1.0 ha (2.5 ac)
.3 Maximum parcel size	8.0 ha (19.8 ac)
.4 Minimum parcel width	20.0 m (65.6 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 ft.) Undeveloped road allowance 40.0 m (131.2 134.5 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"> • Front parcel and exterior side parcel lines • Interior side parcel line • Rear parcel line 	Provincial highway: 40.0 m (131.2 134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 134.5 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"> • Principal building and structures • Accessory building 	10.0 m (32.8 ft.) 5.0 m (16.4 ft.)
.8 Maximum parcel coverage (all buildings)	40 %

8.16.4 Additional Regulations

- a) Developers in this District may be required to demonstrate an adequate water supply exists to provide for firefighting needs. This may be demonstrated by means of pump tests on wells or through the provision of dugouts or other stored water supplies;

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

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

8.17 Crown Land (CL) District

8.17.1 Purpose

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

8.17.2 Uses

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

Table 8-33: CL Permitted and Discretionary Uses

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

8.17.3 Regulations

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

8.17.4 Additional Regulations

- a) The Development Authority may issue a development permit for proposed developments on Crown Land subject to the appropriate disposition (lease, license, disposition leading to a patent, etc.) being first obtained from the Public Lands Division. Proof of the required disposition must be provided to Greenview;
- b) In instances where privately owned lands are shown on the District Map in this District, those lands shall be considered as part of the A-1 District;
- c) Developments located adjacent to municipal roads must meet the setback requirements as laid out in the General Regulations;
- d) Developments located adjacent to titled land must meet the minimum setback of 15.0 m (49.2 ft.).

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

9.0 DEFINITIONS

A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B

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

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

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

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

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

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

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

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

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

C

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

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

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

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

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

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

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

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

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

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

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

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

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

CONDOMINIUM, UNIT means:

- a) A space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the building; and,
- b) Land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the *Surveys Act* respecting subdivision surveys.

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

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

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

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

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

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

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

D

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

DEVELOPMENT means:

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

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

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

DUGOUT means a site excavation of earth, rock, concrete or other natural material designed to capture and retain water for agricultural, commercial, industrial or fire prevention uses but does not include a lagoon for the purpose of processing wastewater. ~~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, MANUFACTURED means a residential unit that may be constructed with a heavy transport chassis that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the unit. A manufactured home may be a single structure (“single-wide”) or consist of two parts which are put together to comprise a complete dwelling unit (“double-wide”) but it excludes a modular home, travel trailers, recreational vehicle, park model recreational unit or industrial camp trailer.

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

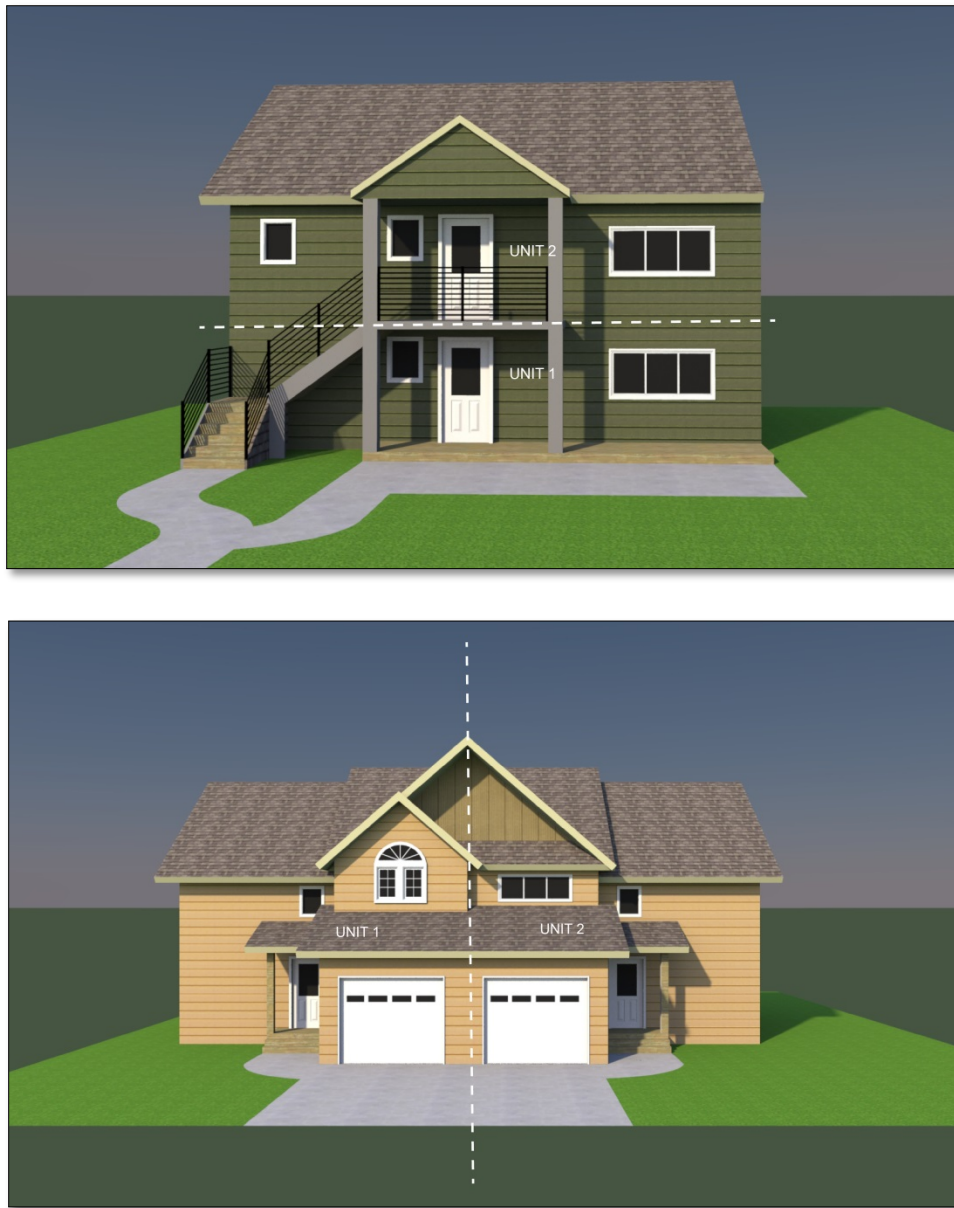
DWELLING UNIT, MULTIPLEX means a building containing three or more dwelling units located immediately adjacent to each other and sharing a common wall or with dwelling units placed over the others in whole, or in part and each having a separate entrance to grade and intended as a permanent residence,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

Figure 9-1: Illustration of Dwelling Unit – Multiplex



DWELLING UNIT, SEMI-DETACHED means any building containing two dwelling units, with either one situated above the other, or side-by-side, each of which has an independent entrance either directly from outside the building or through a common vestibule, as shown in Figure 9-2.

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



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

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

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

Figure 9-3: Illustration of Dwelling Unit – Townhouse



E

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

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

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

F

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

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

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

Figure 9-4: Illustration of Fence Height



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

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

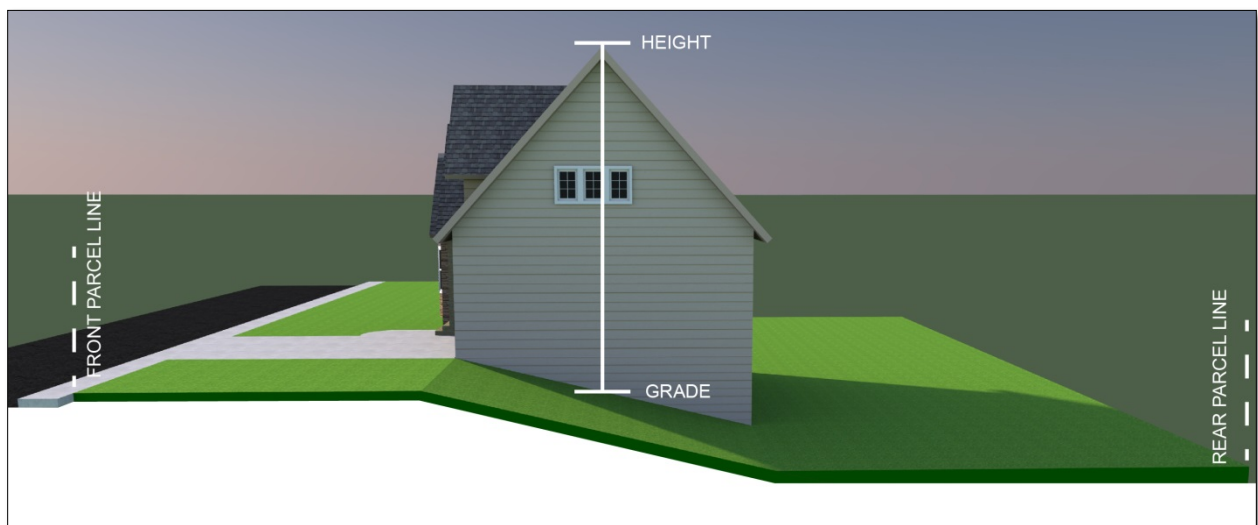
FLOOD FRINGE AREA means the flood hazard area is typically divided into floodway and flood fringe zones and may also include areas of overland flow.

FLOODWAY means the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. New development is discouraged in the floodway.

G

GRADE means the average elevation of all finished or unfinished ground measured at the exterior perimeter of the building or structure (not including an attached garage). Areas such as vehicle or pedestrian entrances do not need to be considered in determining the grade. See Figure 9-5.

Figure 9-5: Illustration of Grade



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

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

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

H

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

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

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

Figure 9-6: Illustration of Height



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

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

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

HOUSEHOLD means:

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

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

I

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

K

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

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

L

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

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

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

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

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

LIVESTOCK means livestock as defined in provincial legislation.

M

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

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

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

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

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

~~**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.

N

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

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

- a) Cement and concrete batching plants;
- b) Sand and gravel operations; and,
- c) Logging and forestry operations, including sawmills.

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

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

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

O

OFFICE, PROFESSIONAL means development to accommodate:

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

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

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

OILFIELD SERVICE means a development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies provided such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, pipeline contractors and welding operations.

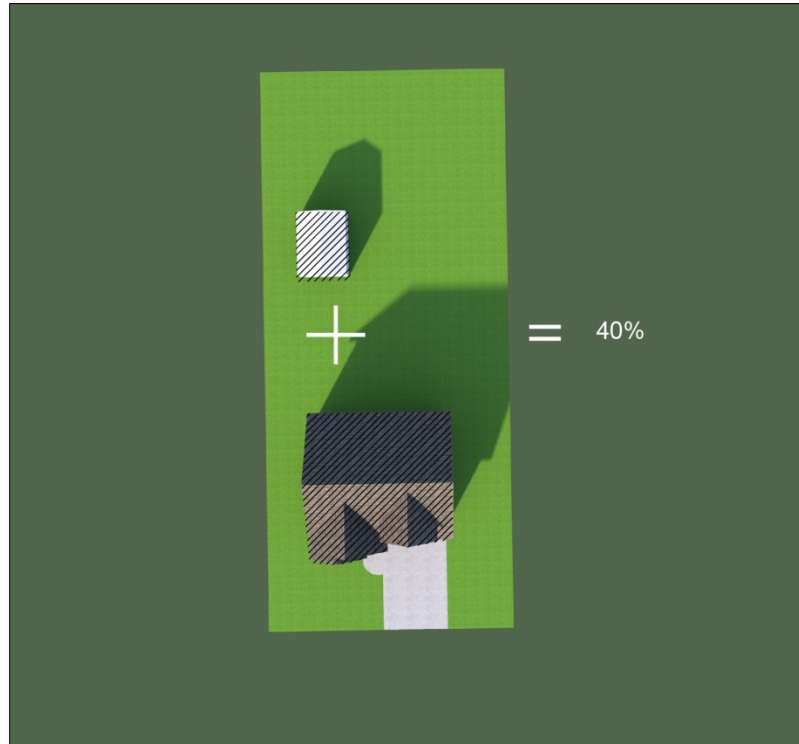
OILFIELD WASTE MANAGEMENT FACILITY mean a facility to process, treat, dispose of, store or recycle oilfield waste.

P

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

PARCEL COVERAGE means the sum of the areas of the building footprints of every building or structure on the parcel, as shown in Figure 9-7. Parcel coverage is expressed as a percentage of the parcel area, and in the case of a building or structure with no walls, the building footprint shall be the horizontal area within the drip line of the roof.

Figure 9-7: Illustration of Parcel Coverage

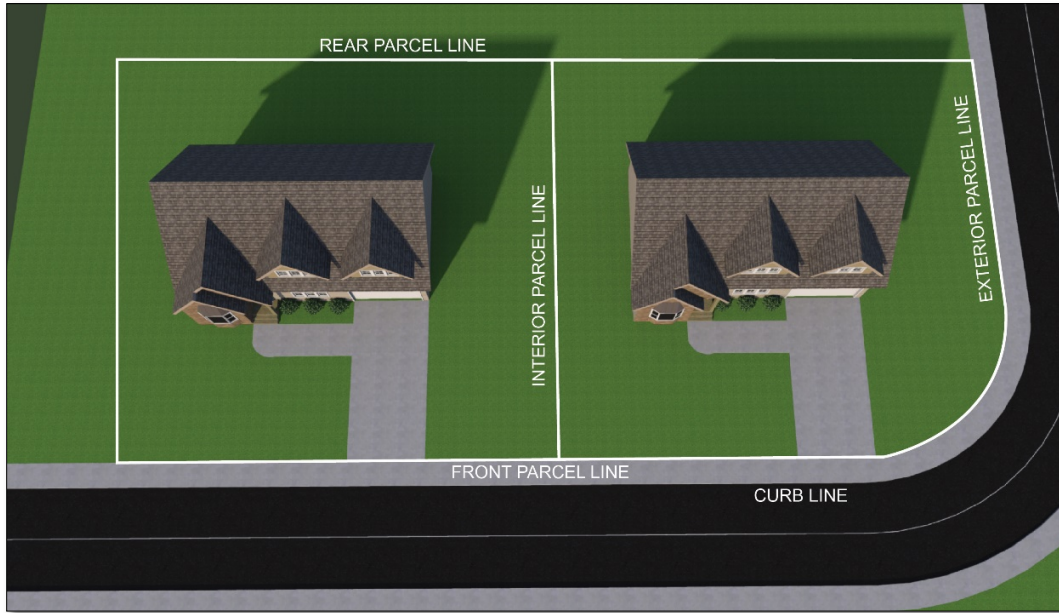


PARCEL, FRAGMENTED means a portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine or similar feature. A Quarter Section containing a physical severance is still wholly on one title for the quarter is still treated as if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

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

- a) **Exterior Side Parcel Line** means a side parcel line which abuts a district road on a corner parcel.
- b) **Front Parcel Line** means any parcel line common to a parcel and one district road. Where a parcel is contiguous to the intersection of two (2) district roads, the front parcel line is the shortest parcel line contiguous to a district road.
- c) **Interior Side Parcel Line** means a parcel boundary between two (2) or more parcels, other than a front or rear parcel line.
- d) **Rear Parcel Line** means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line.

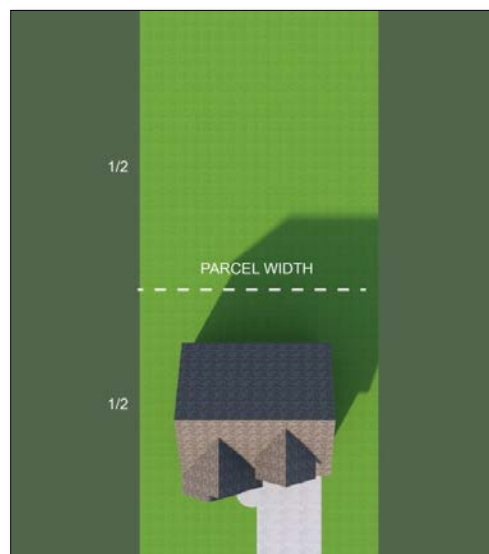
Figure 9-8: Illustration of Parcel Lines



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

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

Figure 9-9: Illustration of Parcel Width



PERSONAL SERVICES ESTABLISHMENT means a development used for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal

effects. Typical services include but are not limited to barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaners, and similar uses, but do not include health services.

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

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

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

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

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

- a) Telecommunications systems;
- b) Waterworks systems;
- c) Sewage systems;
- d) Heating systems;
- e) Systems for the distribution of gas, whether natural or artificial;
- f) Systems for the distribution of artificial light or electric power;
- g) Water management projects;
- h) Wind energy conversion systems; or,
- i) Solar energy systems.

Q

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

R

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

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

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

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

RECREATIONAL VEHICLE means an accommodation unit designed to be transported on its own wheels or by other means (including units permanently mounted or otherwise on trucks) designed or constructed in a manner that will permit its use for temporary dwelling accommodation for travel and recreation purposes only, but does not include a manufactured home as defined in this Bylaw.

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

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

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

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

RIPARIAN PROTECTION AREA means the lands adjacent to naturally occurring watercourses, which Greenview has deemed necessary to protect by limiting certain forms of development within this area.

The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended.

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

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

S

SALVAGE YARD means development for purchasing, receiving or transporting of spent materials or substances which may generate a detrimental impact or nuisance beyond the boundaries of the parcel or parcel on which it is situated. It includes a site where dilapidated vehicles, damaged or inoperable or obsolete goods, machinery or equipment, building materials or other scrap metal are stored, dismantled or crushed.

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

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

SETBACK means the measured distance from a lot line to a building or structure or any other feature specified by this Bylaw.

SHIPPING CONTAINER means a prefabricated shipping or cargo container specifically constructed for the transportation of good by rail, ship or truck.

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

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

SIMILAR USE means a specific use of land or of a building that is not expressly mentioned in this bylaw but which the Development Authority has determined to be similar in character and purpose to a use listed as a Permitted or Discretionary Use in the District in which the use is proposed.

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

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

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

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

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

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

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

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

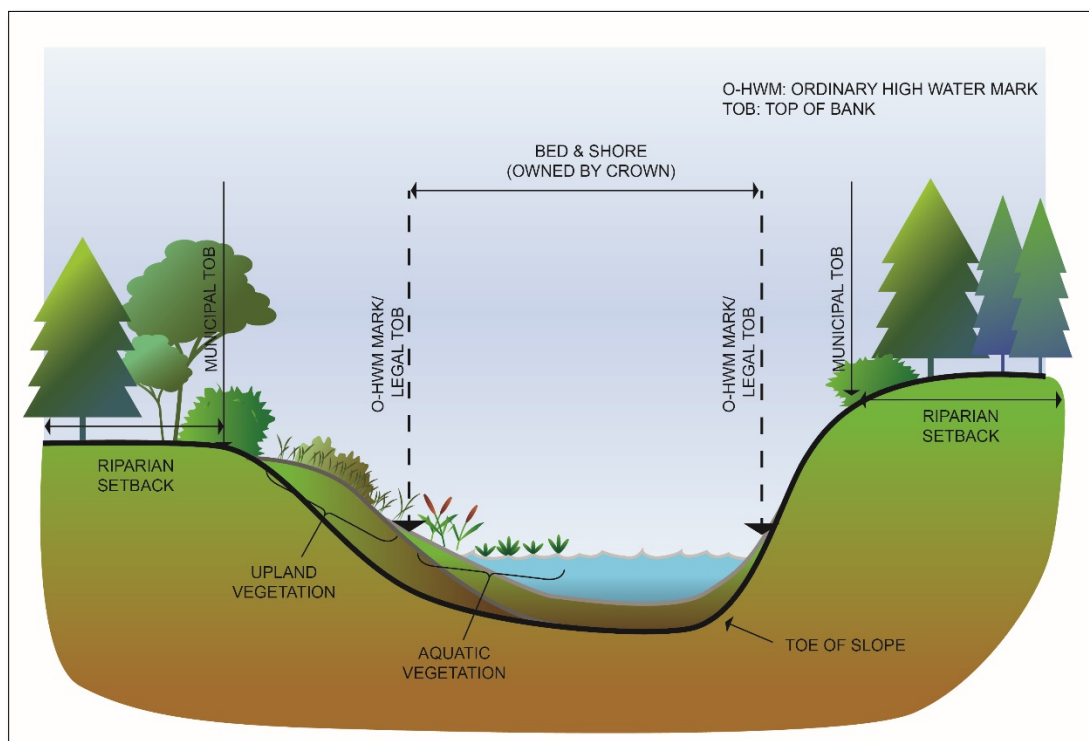
SUPPORTIVE LIVING ACCOMMODATION means a residential multi-unit building designed to provide long-term housing where residents are provided with any combination of meal services, housekeeping services and personal care assistance. Typical uses include seniors' lodges and nursing homes.

T

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

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

Figure 9-10: Illustration of Typical Stream



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

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

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

U

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

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

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

V

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

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

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

W

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

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

WORK CAMP means a temporary residential complex used to house workers, usually but not necessarily for a contracting firm or project. A work camp is usually made up of several buildings used to provide sleeping, eating, recreation and other basic living facilities. Buildings are designed to be dismantled and moved from location to location and from time to time but do not include manufactured homes or recreational vehicles.

WORK CAMP, PROJECT-ORIENTED means a temporary residential complex used to house workers, for a specific project, on a temporary basis of not more than twelve (12) months. A project-oriented work camp is usually several buildings used to provide sleeping, eating, recreation and other basic living facilities. Buildings are designed to be dismantled and moved from location to location and from time to time but do not include manufactured homes or recreational vehicles.

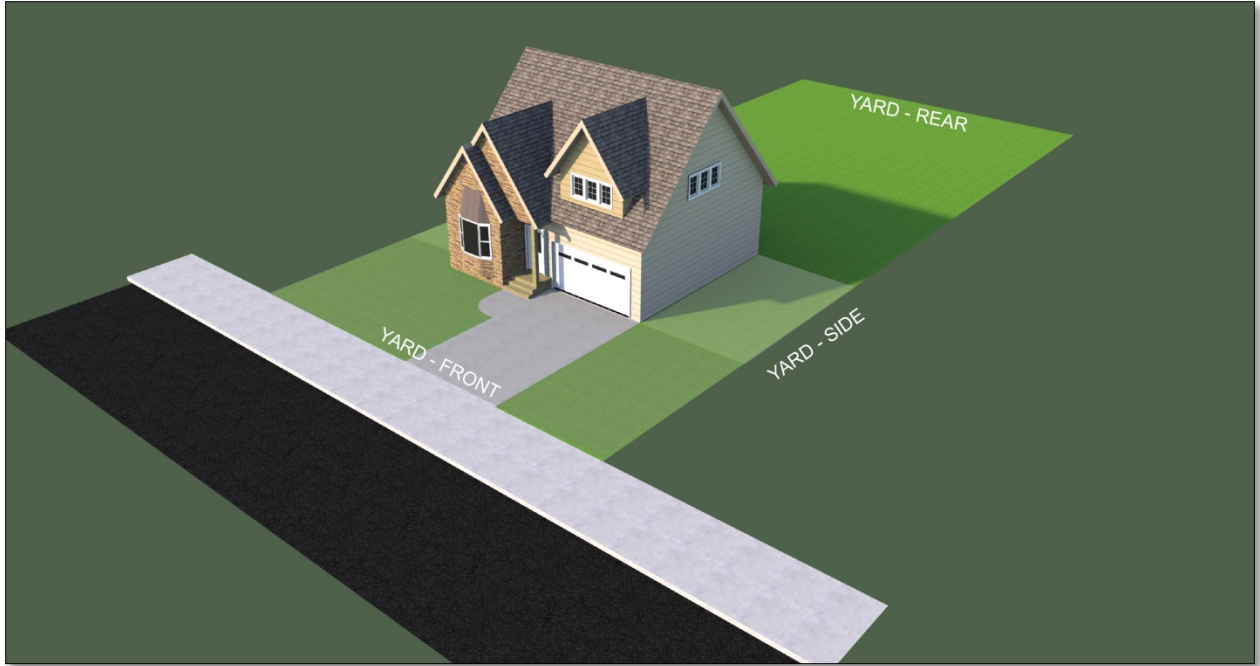
Y

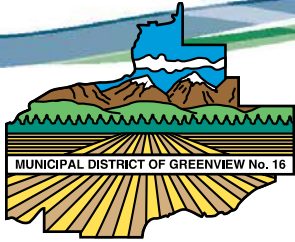
YARD, FRONT means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel, as shown in Figure 9-11.

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

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

Figure 9-11: Illustration of Yards





**BYLAW NO. 18-800
of the Municipal District of Greenview No. 16**

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, for adopting Bylaw 18-800, being the Land Use Bylaw.

Whereas, Council wishes to repeal Bylaw No. 17-779, “Land Use Bylaw” and wishes to adopt a new Land Use Bylaw pursuant to Section 692 of the Municipal Government Act.

AND WHEREAS Council has held a Public Hearing pursuant to Section 230 of the *Municipal Government Act*.

NOW THEREFORE Council of the Municipal District of Greenview No. 16, in open meeting, hereby enacts as follows:

1. This Bylaw may be cited as the “Municipal District of Greenview No. 16, Bylaw No. 18-800, 2018”.
2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the land use bylaw for the Municipal District of Greenview No. 16:
 - a) Schedule A (Land Use Bylaw Text)
 - b) Schedule B (Land Use Bylaw Maps)
3. The “Land Use Bylaw No. 18-800, 2018” is hereby adopted as the “Land Use Bylaw of the Municipal District of Greenview No. 16’. This Bylaw shall come into force and effect upon the date of final passing.

Read a first time this 10th day of September, A.D., 2018.

Read a second time this ____ day of _____, A.D., 2018.

Read a third time and passed this ____ day of _____, A.D., 2018.

REEVE

CHIEF ADMINISTRATIVE OFFICER



REQUEST FOR DECISION

SUBJECT: **Family and Community Support Services 2019 – 2021 Operational Budget Review**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: September 24, 2018 CAO: MH MANAGER:
DEPARTMENT: FINANCE GM: RO PRESENTER: LH
STRATEGIC PLAN: Level of Service

RELEVANT LEGISLATION:

Provincial (cite) – Sections 242(1), 245 and 248(1)

Council Bylaw/Policy (cite) – Policy 1016 Budget Development Policy

RECOMMENDED ACTION:

MOTION: That Council review and provide input to Administration regarding the 2019 to 2021 Family and Community Support Services Operational Budget.

BACKGROUND/PROPOSAL:

The Municipal Government Act (MGA) requires Council to adopt an Operational Budget annually for the upcoming year. This enables Greenview Administration to work and pay for services rendered to the municipality. Otherwise, Administration has no authority to pay for supplies, staff, or contractors, etc.

Council will recall that Administration proposed changes to the way the budget is going to be presented to Council this year, with the hopes that the budget presentations will not be too cumbersome for Council. All budget presentations to Council will go forward at either a regular meeting or committee of the whole meeting. The next budget presentation by Operations is scheduled for November 13th at the Regular Council meeting.

The Manager of Family & Community Support Services will present the Family & Community Support Services 2019 to 2021 proposed Operational Budget. This area of the proposed Operational Budget has increased by \$208,807.00. The manager will provide Council with an overview of this area of the budget and the rationale as to why the proposed budget has changed. The Capital Budget for this area has decreased by \$47,500.00 compared to the 2018 approved budget.

As noted in the first budget presentation by CAO and Corporate Services, budget preparations for the 2019 consolidated budget started in June this year and staff has participated in many hours of planning and data entry as a result. Of note, the overall 2019 proposed revenue is at \$130,909,192.00. The proposed revenue has increased by \$10M over the budgeted 2018 revenue. The projected increase is based on the 2018 actual revenue plus a 2% overall increase. The property tax portion of the revenue is based on maintaining the 2018 mil rates. Tax revenue includes the educational and seniors requisitions.

The Organizational wide Operational Expenditure Budget has increased by \$8,759,184.00 or 9.1% in comparison to the 2018 Operational Budget. The 2019 Capital Budget has increased by \$10,810,848.00 or 13.6% compared to the 2018 Capital Budget. Each manager, as they present their proposed budgets to Council will highlight the changes in their area that has created the change in the overall budget compared to the 2018 budget. .

The following is a list of the budget meeting dates scheduled with the managers and general managers:

November 13th, Regular Council Meeting: Operations and Roads

November 26th, Regular Council Meeting: Environmental Services

All Administration budget presenters has created Power Points summarizing the changes in their area of the budget that contributed to the overall change in the 2019 budget compared to 2018 budget.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council members following the recommended motion is that Council members will have reviewed and provided direction to Administration regarding each budget area. Thus providing Administration with the opportunity of making any Council requested adjustments prior to the final budget presentation on December 10th.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to review the Family and Community Support Services area budget without providing input to Administration. This is not recommended by Administration due to the lack of efficiency that this would create in the budget process.

FINANCIAL IMPLICATION:

Direct Costs: \$175,314,980.00 (total Consolidated Budget – Operational and Capital)

Ongoing / Future Costs: N/A

The funding for the proposed budget will come from 2019 property taxes, provincial grant funding, revenue in relation to services provided by Administration and an approximate \$44.4 M withdrawal from reserves to deliver a balanced budget.

STAFFING IMPLICATION:

There are no staffing implications to 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:

Once the Council has provided direction or changes to the proposed budget, Administration will create a tracking list of the governance changes and email Council the list to ensure that COW/Council members are able to catch any changes that Administration may have missed. Further, Administration will make the required changes in the budgeting software and provide a listing of the changes during the final budget presentation to Council on December 10th.

ATTACHMENT(S):

- 2019 Family and Community Support Services Proposed Budget
- 2019 Family and Community Support Services Power Point
- MGA 242 (1), 245 and 248

Community Services

Green View Family and Community
Support Services (FCSS)

2019 – 2021 Consolidated Budget



Greenview, Alberta, Canada
Expand Your Vision.
www.mdgreenview.ab.ca

Green View Family and Community Support Services

- Preventative Social Programming
- Youth Programs
- Adult Programs
- Seniors Programs
- Employment Centre
- Community Grants
- The Community Resource Center receives over 5500 visitors per year



Mountain Metis Youth Camp 2018



The FCSS Department has 15 Employees

- Manager
- Community Resource Center Coordinator
- Adult Coordinator
- Youth Coordinator
- Support Coordinator
- 3.0 FTE Home Support (proposed increase to 4.0 FTE)
- There are currently 9 part time Home Support workers covering 71 clients (Home support staff may also provide support to programs such as Volunteer Appreciation, Summer Day Camps, front desk coverage, Home Support billing etc.)
- Seasonal Summer Day Camp Coordinator



FCSS Staff Compliment



Special staff member -Veronica



Legislative Framework

Green View Family and Community Support Services, in partnership with the Province of Alberta, has an ACT and Regulation.



Province of Alberta

**FAMILY AND COMMUNITY SUPPORT
SERVICES ACT**

**FAMILY AND COMMUNITY SUPPORT
SERVICES REGULATION**

Alberta Regulation 218/1994

With amendments up to and including
Alberta Regulation 104/2017



Current FCSS Board excluding Shawn Acton & Tanya Boman



The Green View FCSS Board has recommended the 2019 proposed budget to Council.



Operational changes



Operational Changes-Expenses

2018 Approved Expenditures – \$1,296,625

2019 Proposed Expenditures – \$1,505,432

Overall increase in Expenditures - \$208,807

2018 Projected Expenditures - \$1,274,875



Operational Changes – Expenditures

- increase in 6-36-360-001-6001 is due to proposed increase in Home Support hours to meet level of service from 3.0 Full Time Equivalent to 4.0 (FTE)
- Increase in Board Travel expenses-\$3,000.00
- Increase in Youth Coordinator training- \$1,500.00
- Increase in Home Support mileage expenses-\$13,500.00
- Increase in Grande Cache Home Support Program \$165,000.00
- Increase in auditing fees-\$500.00
- Increase in administration travel and transport \$500.00
- Increase in program advertising \$1,000.00



Operational Changes Cost Savings Identified

- Board Honorariums
- Professional services
- Administration seminar fees
- General and Operating Program Supplies
- Repair and Maintenance of motor vehicle



Operational Changes - Revenue

2018 Approved Revenue- \$409,000.00

2019 Proposed Revenue- \$408,660.00

Overall decrease in revenue - \$340.00

Revenue changes include:

1. Increase in Town of Valleyview Contribution(\$2,000.00)
2. Decrease in Alberta Works funding for Computer Classes
\$2,400.00



Change Request

- Home Support
 - Equivalent of 1950 hours is required in 2019 to meet the increased demands within Greenview.
 - Additional hours will provide services for home support and other programs within the department
- Grande Cache Home Support
 - Services in the Coops and Enterprises which has more than tripled in clientele.
 - Part time indigenous outreach worker



Capital Budget



2018 Approved Capital Expenditures – \$47,500
2019 Proposed Capital Expenditures – \$0

Overall decrease in Capital Expenditures - \$47,500

2018 Projected Capital Expenditures - \$47,500




Future Discussions



Future Discussions

- The 5 year FCSS Agreement with the Town of Valleyview will end in 2018. Respective Councils may choose to renew the current agreement, or make revisions to reflect costs, usage and areas of service.





**FCSS
PROPOSED
OPERATIONAL
&
CAPITAL
BUDGET
2019 - 2021**



Family & Community Support Services



GREENVIEW SERVICE ENHANCEMENT FORM

Department: Family & Community Services

Area: Home Support

Service Title: Home Support Services

Service Description & Benefits

An additional Home Support FTE-(equivalent of 1950 hours) is required in 2019 to meet the increased demands within Greenview. This may involve hiring one or two additional part time employees depending on need. The additional hours will provide services for home support and other programs within the department. A home support worker may assist with home support billing; volunteer appreciation; summer day camps; front desk coverage; delivering meals, and any other support that may be required

Council Strategy/Goal

Strategy: Quality of Life

Goal: Quality of Life

Funding/Costs

Funding Source:

Types of Funding:

Dollar Amount:

Grants	
Reserves	
Utility Revenue	
Tax Revenue	
Total Funding	<u>\$0.00</u>

Costs:

Type of Cost:

Dollar Amount:

- Home Support Services

	\$0.00
Total Cost:	<u>\$0.00</u>

Schedule

Service Starts 2019 01 01

Service Ends _____



GREENVIEW SERVICE ENHANCEMENT FORM

Department: Family & Community Support Services

Area: Home Support **Service Title:** Grande Cache Home Support

Service Description & Benefits

Home support program has received requests from clients from all 7 coops or enterprises for services in the coops and enterprises which has more than tripled in clientele. This impacts mileage costs and will increase hours worked between all areas. Operationally with the increase of requests it is impossible to deliver services and remain in the current budget.

This increase will also encompass a part time indigenous outreach worker. The indigenous outreach worker will assist with forms, prepare residents for the transition to a care facility and work with Evergreens Foundation Whispering Pines Lodge to increase indigenous activities in their environment.

Council Strategy/Goal

Strategy: Quality of Life

Goal: Quality of Life

Funding/Costs

Funding Source:

Types of Funding:

	<u>Dollar Amount:</u>
Grants	
Reserves	
Utility Revenue	
Tax Revenue	\$245,000.00
Total Funding	<u>\$245,000.00</u>

Costs:

Type of Cost:

- Grande Cache Home Support

	<u>Dollar Amount:</u>
	\$245,000.00
Total Cost:	<u>\$245,000.00</u>

Schedule

Service Starts 2019 01 01

Service Ends _____

FCSS REVENUE		2018 BUDGET	2018 PROJECTION	2019 BUDGET	2020 BUDGET	2021 BUDGET
FCSS Revenues						
5-53-537-000-5200	Sale of Goods & Services	(42,000)	(42,000)	(42,000)	(42,000)	(42,000)
5-53-537-000-5299	Other Services - AB Works Contract	(43,000)	(40,800)	(40,800)	(40,800)	(40,800)
5-55-552-000-5706	Provincial Grant FCSS	(231,000)	(231,000)	(231,000)	(231,000)	(231,000)
5-55-554-001-5706	Shared Funding - Town of VV - FCSS	(93,000)	(92,820)	(94,860)	(96,757)	(98,292)
TOTAL FCSS REVENUE		(409,000)	(406,620)	(408,660)	(410,557)	(412,092)

FAMILY & COMMUNITY SUPPORT SERVICES		2018 BUDGET	2018 PROJECTION	2019 BUDGET	2020 BUDGET	2021 BUDGET
FCSS Administration						
6-36-360-001-6001	Salaries	615,921	615,921	658,876	667,742	674,301
6-36-360-001-6004	Employer Contributions	157,404	157,404	161,556	164,126	166,028
6-36-360-001-6011	Accommodation & Subsistence	4,000	3,500	4,000	4,000	4,000
6-36-360-001-6012	Travel - Transportation Expenses	3,500	3,500	4,000	4,000	4,000
6-36-360-001-6015	Memberships Seminars Conferences	4,000	2,000	3,000	4,000	4,000
6-36-360-001-6033	Telecommunication Services	1,500	1,600	1,700	1,700	1,700
6-36-360-001-6041	Auditing & Accounting Services	1,000	1,000	1,500	1,500	1,500
		787,325	784,925	834,632	847,068	855,529
FCSS Board						
6-36-361-000-6003	Honorariums	34,000	24,000	24,000	24,000	24,000
6-36-361-000-6004	Employer Contributions	3,000	2,500	2,500	2,500	2,500
6-36-361-000-6011	Accommodation & Subsistence	5,000	4,500	5,000	5,000	5,000
6-36-361-000-6012	Travel - Transportation Expenses	4,000	6,500	7,000	7,000	7,000
6-36-361-000-6015	Memberships Seminars Conferences	4,000	3,000	3,500	4,000	4,000
		50,000	40,500	42,000	42,500	42,500
Youth & Other FCSS Programs						
6-36-362-000-6011	Accommodation & Subsistence	2,500	2,000	3,000	3,000	3,000
6-36-362-000-6012	Travel - Transportation Expenses	2,500	1,800	2,500	2,500	2,500
6-36-362-000-6013	Tuition & Other Training Costs	2,000	2,000	3,000	3,000	3,000
6-36-362-000-6021	Advertising Services	1,000	2,400	-	-	-
6-36-362-000-6040	Professional Services	15,600	3,000	8,000	8,000	15,500
6-36-362-000-6109	General & Operating Supplies	32,000	28,500	28,500	28,500	28,500
6-36-362-000-6143	Rental of Building	1,500	1,200	1,500	1,500	1,500
		57,100	40,900	46,500	46,500	54,000
Community Resource Centre						
6-36-363-001-6011	Accommodation & Subsistence	800	700	1,000	1,000	1,000
6-36-363-001-6012	Travel - Transportation Expenses	300	200	300	300	300
6-36-363-001-6013	Tuition & Other Training Costs	1,000	800	1,000	1,000	1,000
6-36-363-001-6033	Telecommunication Services	5,000	5,000	5,000	5,000	5,000
6-36-363-001-6076	Repair/Maintenance of Motor Vehicles	1,000	500	500	500	500
6-36-363-001-6105	Petroleum & Antifreeze Products	2,500	2,500	2,500	2,500	2,500
6-36-363-001-6109	General & Operating Supplies	18,000	19,000	20,000	20,000	20,000
6-36-363-001-6143	Rental of Building	37,200	37,200	37,200	37,200	37,200
		65,800	65,900	67,500	67,500	67,500

Home Support

6-36-364-001-6011	Accommodation & Subsistence	2,000	2,000	2,000	2,000	2,000
6-36-364-001-6012	Travel - Transportation Expenses	62,000	72,000	75,500	75,500	75,500
6-36-364-001-6013	Tuition & Other Training Costs	2,000	1,400	2,000	2,000	2,000
6-36-364-001-6036	Mobile Communication Services	3,000	2,500	3,000	3,000	3,000
6-36-364-000-6104	Personal Protection Equipment	600	450	500	500	500
		69,600	78,350	83,000	83,000	83,000

Liaison Workers

6-36-365-000-6202	Peace Wapiti School Div. Grant	45,000	45,000	45,000	45,000	45,000
6-36-365-000-6202	Grande Yellowhead School Div. Grant	9,100	9,100	9,100	9,100	9,100
6-36-365-000-6202	Northlands School Division Grant	10,000	10,000	10,000	10,000	10,000
		64,100	64,100	64,100	64,100	64,100

Grants to Individual Organizations

6-36-366-000-6202	Grants to Organizations	90,000	90,000	90,000	90,000	90,000
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Grande Cache Programs

6-36-367-003-6203	GC Home Support Program Grant	80,000	88,000	245,000	245,000	245,000
6-36-367-003-6225	GC Aboriginal Community Activity	30,000	20,000	30,000	30,000	30,000
		110,000	108,000	275,000	275,000	275,000

Support Coordinator Program

6-36-369-000-6011	Accommodations and Subsistence	1,000	1,000	1,000	1,000	1,000
6-36-369-000-6012	Travel Transportation Expense	700	700	700	700	700
6-36-369-000-6013	Tuition & Other Training	1000	500	1000	1000	1000
		2,700	2,200	2,700	2,700	2,700

TOTAL FAMILY & COMMUNITY SUPPORT SERVICES

1,296,625	1,274,875	1,505,432	1,518,368	1,534,329
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FCSS Capital Summary

COMMUNITY SERVICES

Job ID and Description	2018 C/O	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
FAMILY & COMMUNITY SUPPORT SERVICES												
FC25001 Vehicle Replacement									\$63,700			\$63,700
Sub Total FCSS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,700	\$0	\$0	\$63,700

**Municipal Government Act
Revised Statutes of Alberta 2000,
Chapter M-26 – July 1, 2018**

Adoption of operating budget

242(1) Each council must adopt an operating budget for each calendar year.

245 Each council must adopt a capital budget for each calendar year.

Expenditure of money

248(1) A municipality may only make an expenditure that is

- (a) included in an operating budget, interim operating budget or capital budget or otherwise authorized by the council,
- (b) for an emergency, or
- (c) legally required to be paid.



REQUEST FOR DECISION

SUBJECT: Legal Matter BBK03 115363
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: October 22, 2018
DEPARTMENT: CAO SERVICES
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MH
GM:

MANAGER:
PRESENTER: MH

RELEVANT LEGISLATION:

Provincial (cite) – NA

Council Bylaw/Policy (cite) – NA

RECOMMENDED ACTION:

MOTION: That Greenview resolve Court File BBK03 115363 as per the settlement recommended by Greenview’s legal counsel.

BACKGROUND/PROPOSAL:

Council was previously provided information regarding this legal matter during closed session. The recommended course of action will move to bring a resolution to this matter.

BENEFITS OF THE RECOMMENDED ACTION:

1. It is likely that this matter will be resolved by following the recommended course of action.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: NA

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to 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:

Administration will work with legal counsel accordingly.

ATTACHMENT(S):

- 1) NA



REQUEST FOR DECISION

SUBJECT: Firefighter Levels of Service
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: October 22, 2018
DEPARTMENT: PROTECTIVE SERVICES
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MH
GM:

MANAGER:
PRESENTER: DR

RELEVANT LEGISLATION:

Provincial (cite) – Alberta Occupational Health and Safety and the Alberta Code of Practice for Fire Fighting.

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Council accept the “Firefighter Levels of Service” Policy as presented.

BACKGROUND/PROPOSAL:

The “Firefighter Levels of Service” Policy is needed in order to meet the requirements under Alberta OHS legislation and the Alberta Firefighters Code of Practice. This policy outlines the level of service that Greenview firefighters will provide to ratepayers. It also acknowledges some of the limitations of the services that will be provided. These limitations are dependent on the infrastructure and resources available, competing demands for resources, and the geographic size and nature of Greenview. To this end, Greenview may be limited in the provision of the same services across all areas of Greenview, and may not be able to provide the same services to the same standards as other jurisdictions.

The purpose of this policy is to outline the expected levels of services and ensure that these are adhered to and that the personnel providing these services are deemed competent. As a result, Greenview will implement training programs for all personnel to ensure that the service levels established by Council can be met.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended motion is that Greenview will have established firefighter service levels and will implement a complimentary training programs necessary to ensure that personnel are equipped to deliver services at the established level.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council may determine that alternative service levels are necessary.

FINANCIAL IMPLICATION:

Direct Costs:

Ongoing / Future Costs:

Ongoing costs associated with providing and implementing training programs to equip personnel.

STAFFING IMPLICATION:

There are no staffing implications to 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:

Once Council approves the Policy, Administration will update our policy manuals.

ATTACHMENT(S):

- Policy 3010 “Firefighter Levels of Service”
- Detailed training requirements for information

Title: Fire Department Level of Services

Policy No: 3010

Effective Date:

Motion Number:

Supersedes Policy No: (None)

Review Date:



Purpose: The purpose of this policy is to identify the levels of emergency services the Greenview Fire Department is authorized to provide as well as to identify the level and standard to which each service will be performed.

POLICY

1. Greenview acknowledges that the provision of medical, fire, and emergency response services is dependent upon a number of factors including:
 - a. The infrastructure and resources which may be available for such services;
 - b. Competing demands upon such resources; and,
 - c. The geographic size and nature of Greenview.
2. Greenview may be limited in the provision of medical, fire, and emergency response services in the same manner or to the same standards which may be available in other jurisdictions, or to provide such services in the same manner or to the same standards in all areas of Greenview.
3. This policy is required to meet the requirements under *Alberta Occupational Health and Safety* and the *Alberta Code of Practice for Fire Fighting*.
4. Greenview will ensure that the levels of service identified are adhered to, and that the personnel providing the services are deemed competent.

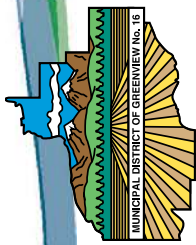
PROCEDURE

1. Fire Departments within Greenview will develop training programs to achieve the services stated herein and will implement these programs in a reasonable amount of time.

CLASS	EMERGENCY SERVICES PROVIDED	LEVEL OR STANDARD
A	Fire Fighting Services	
	Firefighting – structural	LEVEL 5
	Firefighting - vehicle	LEVEL 5
	Firefighting – wildland/ urban interface	LEVEL 3
	Incident Command	LEVEL 17

B	Fire Fighting Services Medical response Medical first response (only when no ambulances are available)	LEVEL 10 LEVEL 10
C	Fire Fighting Services Motor vehicle collisions; vehicle extrication Ice rescue/ cold still water Power lines down/ electrical hazards Hazardous materials response Swift water rescue Rescue boat operations	LEVEL 5 LEVEL 12 LEVEL 7 LEVEL 13 LEVEL 15
D	Other Services Public Services (Fire pit complaints, alarms, unknown odours) Mutual & Automatic Aid Responses (As per existing agreements & protocols)	

- Greenview's Council will review and approve the service levels periodically to ensure the needs of the municipality are met.



LEVEL OF SERVICES TABLE GREENVIEW FIRE DEPARTMENTS

Service Provided	Type of Response	Operated By	Apparatus Required	Equipment Required	Minimum # of Trained Persons Responding	Minimum Training Required
1	Structural Firefighting Offensive Urban Department	Trained Volunteers or Career Staff	Type 1 Fire Engine, Water Support Tender, Elevated Master Stream, Rescue Unit.	Personal, Protective Equipment, Vehicle Extrication Tools, Hand Tools	12	NFPA 1001 Chapter 5 and Chapter 6 NFPA 1002 Chapter 4, Chapter 5 and Chapter 6
2	Structural Firefighting Offensive Rural Department	Trained Volunteers or Career Staff	Type 1 Fire Engine, Water Support Tender, Rescue Unit.	Personal, Protective Equipment, Vehicle Extrication Tools, Hand Tools	12	NFPA 1001 Chapter 5 and Chapter 6 NFPA 1002 Chapter 4 and Selections of Chapter 5*
3	Firefighting Wildland Urban Interface	Trained Volunteers or Career Staff	Type 1 – 6 Fire Engine, Water Support Tender	Personal, Protective Equipment, Hand Tools	6	NFPA 1051 Chapter 4, 5 NFPA 1002 Chapter 4, Selections of Chapter 5*
4	Basic Vehicle Extrication	Trained Volunteers or Career Staff	Type 1 Fire Engine, Rescue unit	Personal, Protective Equipment, Vehicle Extrication Tools, Hand Tools	5	NFPA 1001 Selections of Chapter 5* NFPA 1002 Chapter 4, Selections of Chapter 5*
5	Structural Firefighting Defensive	Trained Volunteers or Career Staff	Type 1 Fire Engine, Water Support Tender	Personal, Protective Equipment, Hand Tools	8	NFPA 1001 Selections of Chapter 5* , Selections of Chapter 6* NFPA 1002 Chapter 4, Selections of Chapter 5*
6	Hazardous Materials Awareness Level	Trained Volunteers or Career Staff	Type 1 Fire Engine, Rescue Unit, Support Unit	Personal, Protective Equipment, Hand Tools	6	NFPA 472 Chapter 4
7	Hazardous Materials Awareness Level Enhanced	Trained Volunteers or Career Staff	Type 1 Fire Engine, Rescue Unit, Support Unit	Personal, Protective Equipment, Hand Tools	12, In Support of Exterior Organizations Responders	NFPA 472 Chapter 4 and Chapter 5 NFPA 1002 Chapter 4, Selections of Chapter 5*

LEVEL OF SERVICES TABLE GREENVIEW FIRE DEPARTMENTS

Service Provided	Type of Response	Operated By	Apparatus Required	Equipment Required	Minimum # of Trained Persons Responding	Minimum Training Required
8	Hazardous Materials Operations Level	Trained Volunteers or Career Staff	Type 1 Fire Engine, Rescue Unit, Hazardous Materials Unit, Support Unit	Personal, Protective Equipment, Specialized PPE and Hand Tools	20	NFPA 472 Chapter 4 and Chapter 5 NFPA 1002 Chapter 4, Selections of Chapter 5*
9	Medical Response Standard First Aid Alberta Health Determinates to be Indicated	Trained Volunteers or Career Staff	Squad	Personal, Protective Equipment, Medical Equipment	2	Standard First Aid, Health Care Provider CPR, Automated External Defibrillator
10	Medical Response Medical First Responder Alberta Health Determinates to be Indicated	Trained Volunteers or Career Staff	Squad	Personal, Protective Equipment, Medical Equipment	2	Medical First Responder, Health Care Provider CPR, Automated External Defibrillator
11	Medical Response Emergency Medical Responder Alberta Health Determinates to be Indicated	Trained Volunteers or Career Staff	Squad	Personal, Protective Equipment, Medical Equipment	2	Emergency Medical Responder, Health Care Provider CPR, Automated External Defibrillator Alberta College of Paramedics Registration
12	Ice Rescue Still Water	Trained Volunteers or Career Staff	Rescue	Personal, Protective Equipment, Specialized PPE and Hand Tools	8	NFPA 1670 Selections of Chapter 4*, Chapter 5*, Chapter 9*
13	Swiftwater Rescue	Trained Volunteers or Career Staff	Rescue	Personal, Protective Equipment, Specialized PPE and Hand Tools	8	NFPA 1006 Selections of Chapter 5*, Chapter 11*, Chapter 12*
14	Rope Rescue Low Slope	Trained Volunteers or Career Staff	Rescue	Personal, Protective Equipment, Specialized PPE and Hand Tools	10	NFPA 1006 Selections of Chapter 5* Chapter 6*

LEVEL OF SERVICES TABLE GREENVIEW FIRE DEPARTMENTS

Service Provided	Type of Response	Operated By	Apparatus Required	Equipment Required	Minimum # of Trained Persons Responding	Minimum Training Required
15	Rescue Boat Operations	Trained Volunteers or Career Staff	Rescue Unit, Boat and Trailer	Personal, Protective Equipment, Specialized PPE and Hand Tools	6	PCOC License MED A 3 Certification
16	Incident Command 1	Trained Volunteers or Career Staff	Command Unit	Personal Protective Equipment	1	ICS 100
17	Incident Command 2	Trained Volunteers or Career Staff	Command Unit	Personal Protective Equipment	1	ICS 100 NFPA 1021 Selections of Chapter 4*
18	Incident Command 3	Trained Volunteers or Career Staff	Command Unit	Personal Protective Equipment	1	ICS 200 NFPA 1021 Chapter 4
19	Incident Command 4	Trained Volunteers or Career Staff	Command Unit	Personal Protective Equipment	1	ICS 200 NFPA 1021 Chapter 4 and Chapter 5

Note: * indicates that only certain portions of the noted chapter are applicable to the level of service.



REQUEST FOR DECISION

SUBJECT: Grovedale Public Service Building Use Plan

SUBMISSION TO: REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: October 22, 2018	CAO: MANAGER: DR
DEPARTMENT: PROTECTIVE SERVICES	GM: SW PRESENTER: DR
STRATEGIC PLAN: Infrastructure	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Grovedale Public Service Building use plan as developed by Administration and the Grovedale Fire Department Chief for information, as presented.

BACKGROUND/PROPOSAL:

On September 24th, 2018, Administration presented to Council, a request from the Grovedale Fire Department to place additional locks within the Grovedale Public Service Building to restrict access to the apparatus bays, locker rooms and kitchen/lounge area of the building. As described by the Grovedale Fire Chief, two main reasons precipitated this request. First, was the need for an area to debrief and review sensitive documents, especially after attending traumatic incidents and second, the protection of apparatus from potential tampering.

In addition to the aforementioned items, an office space review was requested from Council to ensure the building can accommodate both the Grovedale Fire Department personnel and Administration. The intent of the request was to ensure both can function properly while promoting simple and clear access by the public to administration once the building is fully staffed.

After multiple discussions between Administration and the Grovedale Fire Department Chief, the following is being proposed:

- The fire department will relocate offices from the main floor to upstairs. Office space on the main floor will in turn be made available for Administration. This will also assist the general public in accessing Greenview staff when in place in the Grovedale Public Service Building.
- The extra-large double office on the second floor will become a locked debriefing room for the fire department to utilize after attending service calls. The door side window will be frosted and appropriate seating will be provided to ensure the layout of the room fits its purpose. This will alleviate the need to have the kitchen/lounge area locked as that was the area previously used for debriefings.

- It is understood that the kitchen/lounge area and apparatus bays will only be used/occupied by people other than the fire department if the proper protocol of the room booking process is followed. This will ensure that the fire department and Administration are aware of all activities in these areas of the building.
- Use of the television and pool table located in the kitchen/lounge area are only permitted by fire department personnel.
- Electronic locks will be installed on all doors leading to the Men’s and Women’s locker rooms and the apparatus bays.

Administration is in support of the proposed changes to the general use of the Grovedale Public Service Building.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefits of the recommended motion is that Council will be informed the Grovedale Public Service Building use plan developed by Administration and the Grovedale Fire Department Chief.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to alter or deny the Grovedale Public Service Building use plan.

FINANCIAL IMPLICATION:

There are no perceived financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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.

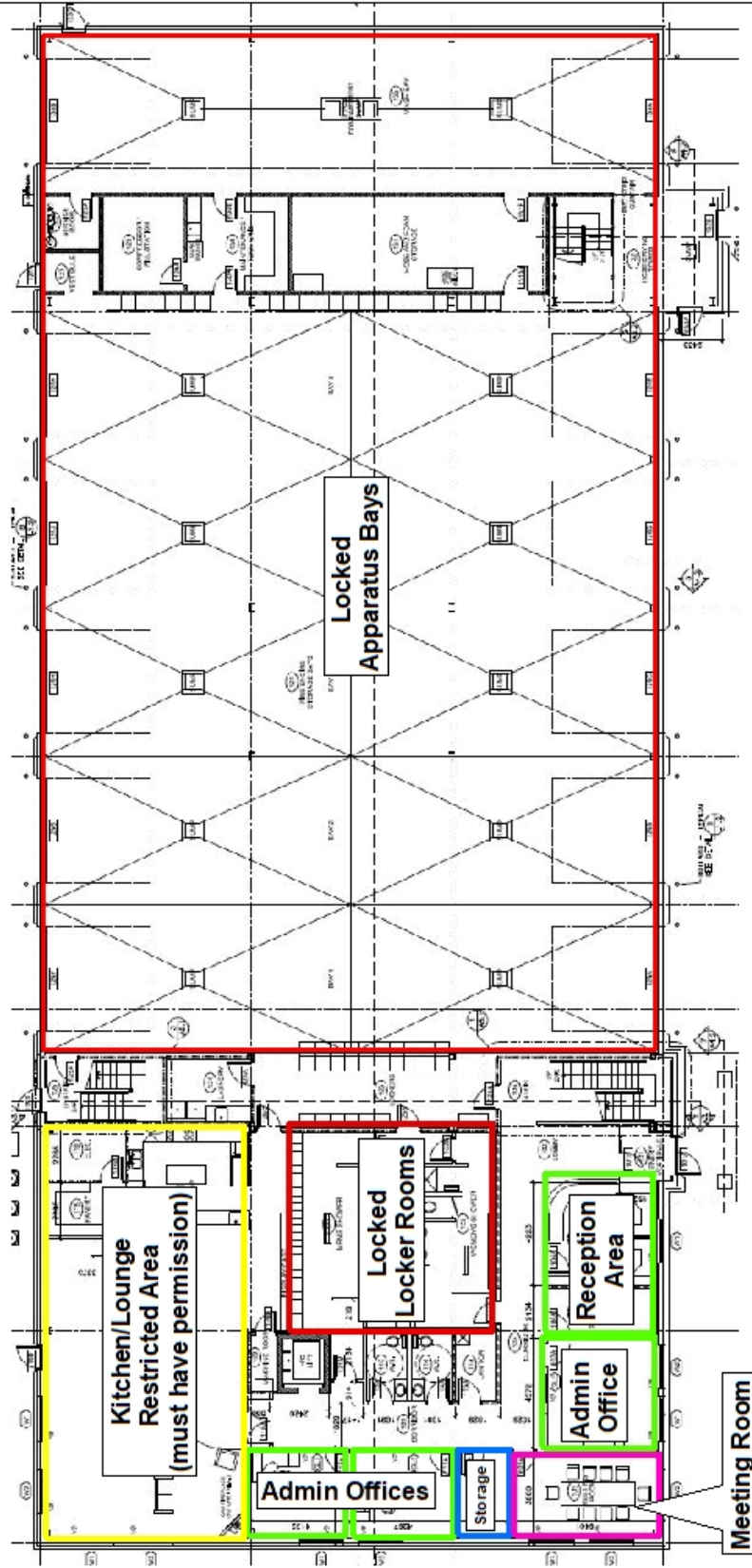
FOLLOW UP ACTIONS:

Administration will respond to the Grovedale Fire Department accordingly with Council’s decision.

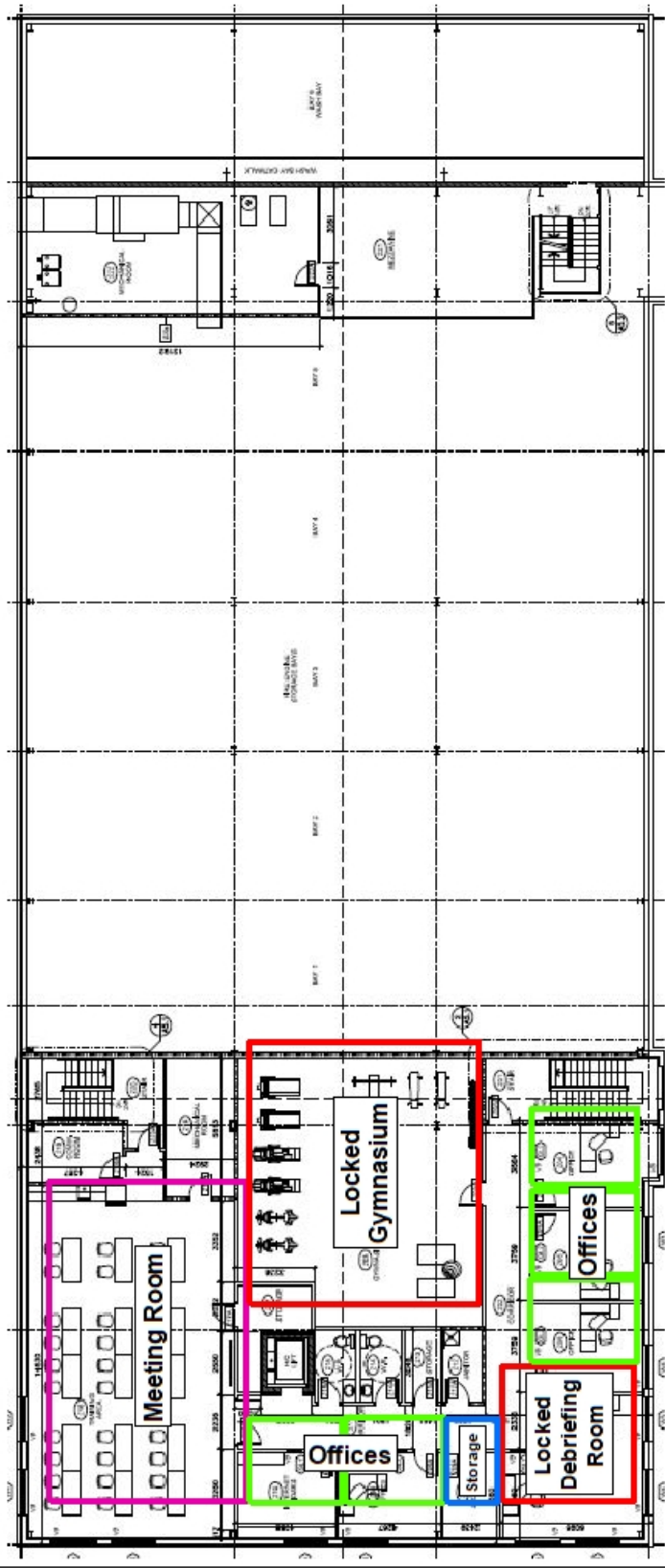
ATTACHMENT(S):

- Grovedale PBS Maps

**Grovedale Public Service Building
Main Floor Use**



Grovedale Public Service Building
Second Floor Use





REQUEST FOR DECISION

SUBJECT: **Contract Award Grovedale Water Supply System Contract #2**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: October 22, 2018 CAO: MANAGER: GC
DEPARTMENT: ENVIRONMENTAL SERVICES GM: GG PRESENTER: GC
STRATEGIC PLAN: Infrastructure

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Council approve Administration to award the Grovedale Water Supply System Contract #2 to Clarke Builder in the amount of \$9,655,765.00, funds to come from Environmental Services 2018 Capital Budget.

BACKGROUND/PROPOSAL:

The original RFD was presented on Oct 9, 2018 and tabled for more information.

The Grovedale Water Supply System, Contract #2, is for the construction of a water treatment plant in Grovedale. This will include the connecting of the two water supply wells, approximately 3 miles south of the chosen water plant location, and the road work for access to the development. The provision of power from ATCO has been included in this project with ATCO proposing to absorb a large portion of the capital cost for installing power to the water plant.

Alberta Transportation and The Municipal Planning Commission have approved of the development permits for this project.

In the proposed Grovedale Water Supply System project, Contract #2 tender package was posted on the COOLNet Alberta website and Alberta Purchasing Connection (APC) to obtain a contractor to construct a water treatment plant in Grovedale along with a raw water line connecting to the newly developed wells. Traffic on the site for this project was up considerably from the last projects with a total of 9 bids being received by closing at 2:00 pm on Sept 20, 2018.

The following table is a list of bids received by closing for the Grovedale Water Supply System.

Item	Description	Cost
1	Clark Builders	\$9,655,765.00
2	Alberco	\$10,093,118.70
3	PCL	\$10,197,599.80
4	Pomerleau Inc.	\$10,300,775.00
5	Maple Reinders	\$10,428,475.00
6	Chandos Construction	\$10,667,708.70
7	Sure-Form Construction	\$10,978,591.00
8	AGS Mechanical Contractors	\$11,092,564.00
9	Kelsey Pipeline Ltd.	\$11,265,000.00

The lowest compliant bid was submitted by Clarke Builders for the amount of \$9,655,765.00.

Both Alberco and Maple Reinders were non-compliant as their submissions were missing the signed addendum pages.

Clark Builder's schedule indicates that they intend to start construction in April of 2019, meet Substantial Performance by the end of May 2020 with Total Performance by the end of June 2020, as required by the Contract.

The following table is a breakdown of the budget to date for the Grovedale Water Supply System.

Table 1: Overall Budget Update

Description	Cost
Construction Bid	\$9,655,765
Engineering Estimate (15% of Construction)	\$1,450,000
Contingency Estimate (10% of Construction and Engineering)	\$970,000
Overall Estimate	\$12,075,765
Funding Application Overall Estimate	\$11,960,000

Description	Cost
Current MD Overall Budget	\$14,600,000

The bid price is within the project budget and will not require additional capital funding. Alberta Transportation has tentatively approved a portion of this project for funding. As Landry Heights is not a recognized Hamlet, that portion of the project will not qualify for Alberta Transportation funding.

Administration recommends awarding the Grovedale Water Supply System to Clarke Builders.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion will be the acquisition of a competent contractor for the construction of the Grovedale Water Supply System.
2. The benefit of Council accepting the recommended motion will be the construction of the Grovedale Water Supply System within a timeline that meets Greenview’s overall project schedule.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to not accept the recommended motion. This is not recommended as the recommended bidder meets all Greenview’s requirements.

Alternative #2: Council has the alternative to re-tender the Grovedale Water Supply Project. This is not recommended as the bids could come in higher and the project could be delayed further.

FINANCIAL IMPLICATION:

Direct Costs: \$9,655,765.00 to come from Environmental Services 2018-2019 Capital Budget.

Ongoing / Future Costs: Long term operating costs, as well as revenue, have been accounted for in the upcoming Environmental Services 2019 thru 2021 operating budget.

STAFFING IMPLICATION:

There are no staffing implications to 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:

Notice of Award letter to be sent to Clarke Builders.



REQUEST FOR DECISION

SUBJECT: Sale of Surplus Equipment
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: October 22, 2018
DEPARTMENT: OPERATIONS
STRATEGIC PLAN: Infrastructure

REVIEWED AND APPROVED FOR SUBMISSION
CAO: GM
GM: GG

MANAGER: GM
PRESENTER: GM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – Policy number AD 26, Surplus Assets and 4006, Equipment and Vehicle Replacement

RECOMMENDED ACTION:

MOTION: That Council approve to auction off the surplus equipment G26 and A108.

BACKGROUND/PROPOSAL:

Administration created the vehicle and equipment list by following the criteria set out in Policy 4006 – Equipment and Vehicle Replacement.

The vehicles and equipment listed below are identified for replacement in the approved 2018 Capital Budget as per Policy AD 26.

Unit	Year	Make	Model	VIN No.	Hours/Mileage	Comments
G26	2010	Volvo	G976	VCE0G976POS531035	8,424 hrs	Auction
A108	2010	GMC	2500HD 4x4 Crew Cab	1GC4KXBG2AF138541	157,229 km	Auction

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is to dispose of surplus equipment and vehicles in a timely manner while adhering to existing Greenview policy.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative deny administrations recommendation to auction off the listed surplus equipment.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

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PROMISE TO THE PUBLIC

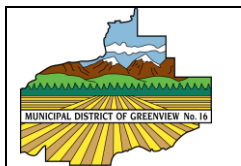
Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will proceed accordingly with Council's decision in a timely manner.

ATTACHMENT(S):

- Policy AD 26 – Surplus Assets
- Policy 4006 – Equipment and Vehicle Replacement



M. D. OF GREENVIEW NO. 16
POLICY & PROCEDURES MANUAL

Section:
ADMINISTRATION

POLICY NUMBER: AD 26

POLICY TITLE: SURPLUS ASSETS	Page 1 of 2
Date Adopted by Council / Motion Number:	10.03.824

PURPOSE:

To provide a process for disposal of surplus assets held by the Municipality.

POLICY:

- 1.0 In February of each calendar year, the Directors will compile a list of all surplus equipment, fixed assets, furniture, machinery and vehicles from their respective departments. This surplus list will be forwarded to the Manager of Finance prior to March 31st of each year.
- 2.0 Council will declare by resolution those items from the fixed assets list that will be declared as surplus, and the disposal method.
- 3.0 Council may establish a reserve bid, where deemed appropriate.
- 4.0 The C.A.O. will be responsible to ensure that the declared surplus items are disposed of, within six months of declaration, by either public tender or public auction.
- 5.0 If an employee submits a tender for surplus items, the employee will not be involved in the opening of tenders.
- 6.0 All tender awards must be approved by Council.
- 7.0 Proceeds from the sale of surplus items will be deposited into the related capital reserve.
- 8.0 Upon the surplus items tender being awarded, they will be removed from the M.D. premises, or acceptable arrangements made with the C.A.O. or his designate, within seven (7) business days from the tender award date. Prior to removal, the account must be paid in full, and the purchaser must sign a 'Receipt of Goods' form. A member of the M.D. staff must be present when the asset is picked up and will verify that the purchaser has a paid receipt.

POLICY TITLE: SURPLUS ASSETS	Page 2 of 2
Date Adopted by Council / Motion Number:	03.04.239

9.0 If a surplus item is not picked up within the seven (7) day time limit, the C.A.O. or his designate may dispose of the item.

(Original signed copy on file)
REEVE

C.A.O.

TITLE: PROCEDURES FOR SURPLUS ASSETS	Page 1 of 1
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PROCEDURE:

- 1.0 The C.A.O. will direct staff to identify all items declared as surplus to be cataloged, listed and marked as clearly as possible for general public viewing.

- 2.0 Employees compiling inventory of surplus items will document, sign, and have a senior staff official sign under their signature, verifying items to be sold.

- 3.0 Surplus items will be removed from the inventory list and their depreciated costs removed from the Fixed Assets Ledger and the General Ledger by the Manager of Finance.

(Original signed copy on file)
C.A.O.

Title: EQUIPMENT AND VEHICLE REPLACEMENT

Policy No: 4006

Effective Date: January 26, 2016

Motion Number: 16.01.26

Supersedes Policy No: 4006



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

"A Great Place to Live, Work and Play"

Policy Statement: The Municipal District of Greenview No. 16 (Greenview) requires equipment and vehicles to operate the services provided, and shall ensure funds are available in the future to replace the equipment and vehicles by establishing an exclusive capital reserve fund.

Purpose: The purpose of the policy is to establish a capital reserve fund for the purpose of replacing capital equipment and vehicles for the Municipality's operations.

Principles:

1. Administration will recommend the type of equipment and vehicle(s) that will be required to be replaced on a regular basis, to ensure the services of the Municipality are provided as directed by Council.
2. Administration will establish a Capital Reserve Replacement rate, taking into consideration the life span of the equipment and vehicle(s) and the estimated replacement cost.
3. Equipment and Vehicle Reserve Replacement charges will be transferred to a capital reserve fund for equipment and vehicle replacement.
4. Interest earned from the vehicle and equipment reserve will be allocated to the reserve at year end.
5. Council shall authorize the transfer of funds to and from the reserve.

6. Vehicle and/or equipment will be evaluated for replacement based on the date of delivery to Greenview and the following criteria:

VEHICLE/EQUIPMENT TYPE	TIME IN SERVICE (years/kms/engine hours/condition)
Light/Medium Duty Vehicles	7 years / 150,000 kms
Medium Duty Diesel Vehicles	5 years / 300,000 kms
Heavy Duty Vehicles	10 years / 300,000 kms
Graders	5 years / 7,500 hours
Loaders	8 years / 7,500 hours
Backhoes	5 years / 5,000 hours
Track Excavators	6,000 hours
ATV's	10 years
Tractors	6,000 hours
Mowers	Condition
Fire Trucks	15 years
Rescue Vans	10 years
Water Tankers	15 years
Self-Contained Breathing Apparatus	15 years
Breathing Air Compressors	20 years
Thermal Imaging Cameras	10 years
Lift Stations	Condition
Water Pumps	Condition
UTV's	15 years



REQUEST FOR DECISION

SUBJECT: Little Smoky Recreation Area Governance Board Agreement
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: October 22, 2018 CAO: MH MANAGER:
DEPARTMENT: CAO SERVICES GM: PRESENTER: DL
STRATEGIC PLAN: Regional Cooperation

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Council authorize the Reeve and Chief Administrative Officer to sign the Little Smoky Recreation Area Governance Board Agreement as presented.

MOTION: That Council appoint two Council Members to the Little Smoky Recreation Area Governance Board, and one Councillor as alternate.

BACKGROUND/PROPOSAL:

The central features of the Little Smoky Recreation Area Governance Board Agreement include a cost sharing of 1/3 for all signatories of capital and operating costs. In addition, the agreement establishes an ownership interest of the parties. The agreement also establishes a governance Board made of 2 Councillors from each municipality. This governance Board will establish capital and operating plans that will be presented to the respective Councils of the Signatories.

In recent discussions with Big Lakes County and the M.D of Smoky River, a number of changes have been made to the agreement since the last time it was reviewed by Council.

The changes are as follows:

Rather than the signatories forwarding 50% of their estimated share to the M.D of Smoky River, it was recommended that M.D of Smoky River invoice the signatories for \$50,000 for the upcoming season, and the remainder of each municipalities share from the previous season by September 1 each year.

It was requested that the following provision be added:

5.5 Notwithstanding that a proposed Capital Plan or amendment to a Capital Plan may be approved by the majority of the Board, no Signatory shall be required to contribute to the costs of a capital

project that will increase the service(s) of the Little Smoky Recreation Area that has not been approved by the Signatory's Council. In such circumstances, the costs of constructing, maintaining and operating the new capital project will be shared solely and equally by the two parties supporting the capital project. The Signatories' respective ownership shares as set out in section 11 shall be adjusted to reflect that such Signatory shall not be entitled to share in the proceeds of the sale or disposal of the assets related to the capital project at issue.

The following was also added to the termination clause:

"Once a signatory has provided notice of termination in accordance with this section, it will remain responsible for its share of operating and capital costs for the time up to the termination date, based upon the latest three year operating budget and five year capital budget approved by each Council. For clarity without limiting the foregoing, a Signatory giving notice to terminate the agreement shall not be responsible for any unbudgeted capital costs not approved by the Council of the Signatory giving notice of termination."

The Councils of the M.D of Smoky River and Big Lakes County have approved the agreement as presented.

BENEFITS OF THE RECOMMENDED ACTION:

1. An agreement and Board will be in place for the funding of the Little Smoky Recreation Area.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to recommend changes to the Little Smoky Recreation Agreement.

FINANCIAL IMPLICATION:

Ongoing / Future Costs:

1/3 Contribution to the operational and capital costs of the Little Smoky Recreation Area

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion. Staffing and operation of the Little Smoky Recreation Area is the responsibility of the M.D of Smoky River.

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

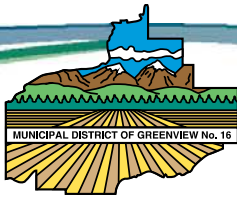
Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Once the agreement receives approval from all parties, the agreement will be signed by the CAOs and the Chief Elected Officials of each municipality.

ATTACHMENT(S):

- Draft Little Smoky Recreation Area Governance Board Agreement



Little Smoky Recreation Area Governance Board Agreement (The Board)

WHEREAS the Signatories to this Agreement are committed to the provision of a quality recreational amenity, by ensuring that the programs and services of the Little Smoky Recreation Area are effectively, efficiently, and economically delivered.

AND WHEREAS the Signatories therefore commit to promoting, fostering and embodying cooperation, collaboration, coordination and communication in their relationships with each other.

NOW THEREFORE THIS AGREEMENT BEARS WITNESS that the Signatories agree as follows:

1.0 Purpose

The Purpose of this Agreement is to establish a joint municipal governance board for the Little Smoky Recreation Area (the Area); the “Little Smoky Recreation Area Governance Board” will act as the governing board for all matters pertaining to policy and governance related to the Little Smoky Recreation Area.

2.0 Signatories

2.1 The Signatories to this Agreement are:

- a. Municipal District of Smoky River No. 130
- b. Big Lakes County
- c. Municipal District of Greenview No. 16 (Greenview)

2.2 Subsequent Signatories: The Board may determine if this Agreement should be open to other municipalities. Should this determination be made, other municipalities may join this cost-sharing arrangement based on the same principles reflected in this Agreement.

3.0 Membership

3.1 The Board shall be comprised of the following voting members:

- a. Two elected officials from the M.D of Smoky River No. 130;
- b. Two elected officials from Big Lakes County; and,
- c. Two elected officials from Greenview.

3.2 The Board shall also include the following individuals as non-voting members:

- a. The Chief Administrative Officer from the M.D of Smoky River No. 130 or designate;
- b. The Chief Administrative Officer from Big Lakes County or designate; and,

- c. The Chief Administrative Officer from Greenview or designate.
- d. Other administrative personnel, such as a recording secretary and facility manager, as required.

3.3 Each of the Signatories shall appoint an elected official to serve as an alternate Board Member.

4.0 Stakeholders

4.1 Representatives of stakeholder groups are encouraged to attend meetings, make recommendations and provide input to the Board regarding the Little Smoky Recreation Area.

5.0 Cost Sharing

5.1 Subject to this section and the provisions of section 9, the signatories hereby agree to share in the net operating and capital costs associated with the Little Smoky Recreation Area as set out herein.

5.2 The Signatories agree to the following funding formula:

- a. Municipal District of Smoky River No. 130 - 33 %
- b. Big Lakes County - 33%
- c. Greenview - 33 %

5.3 Within 60 days of agreement and approval of the initial operating and capital plan described in section 7, the Signatories shall forward \$50,000 for the initial operating cost to the MD of Smoky River No. 130.

5.4 In the subsequent years this agreement is in effect, The MD of Smoky River No. 130 will forward invoicing for \$50,000 for the upcoming season as well as invoicing for the remaining adjusted share of the previous season by September 1.

5.5 Notwithstanding that a proposed Capital Plan or amendment to a Capital Plan may be approved by the majority of the Board, no Signatory shall be required to contribute to the costs of a capital project that will increase the service(s) of the Little Smoky Recreation Area that has not been approved by the Signatory's Council. In such circumstances, the costs of constructing, maintaining and operating the new capital project will be shared solely and equally by the two parties supporting the capital project. The Signatories' respective ownership shares as set out in section 11 shall be adjusted to reflect that such Signatory shall not be entitled to share in the proceeds of the sale or disposal of the assets related to the capital project at issue.

6.0 Structure

6.1 The Chairperson and Vice Chairperson of the Board shall be selected at the Board's annual organizational meeting in the month of November.

6.2 Quorum shall consist of a majority of voting members, which must include at least one voting member from each of the Signatories.

6.3 Meetings shall be held at the call of the Board Chairperson.

7.0 Responsibilities of the Board

7.1 The Board shall have the following responsibilities:

- a. Recommending to the respective Councils a three (3) year operating budget on an annual basis.

- b. Recommending to the respective Councils a five (5) year Capital Plan on an annual basis.
- c. Both the operating budget and the capital plan shall be provided to the respective Councils by the end of October each year.
- d. Creating and updating a strategic plan to be presented to the Councils.
- e. The Board shall establish and review policies regarding the philosophies, values, and governance of the Little Smoky Recreation Area, in accordance with the directions established by the respective Councils of the Signatories.
- f. The Little Smoky Recreation Area Governance Board shall not be involved in the day to day operations of the Area and will not be responsible for staffing or the delivery of projects or programs related to the Area, all of which shall be the sole responsibility of the Municipal District of Smoky River No. 130.

8.0 Reporting

- 8.1 Minutes of the Board shall be recorded and submitted to the respective municipalities in a timely manner.
- 8.2 The Board shall provide a written annual Area activity report to the respective municipalities, outlining the following:
 - a. User numbers, by municipality on an annual basis.
 - b. Financial reporting by activity season.

9.0 Amendment and Termination

- 9.1 **Term.** The initial term of this Agreement shall be 5 years from the date of signing. It will be automatically renewed for subsequent 3 year terms unless there is a replacement agreement in place or it has been terminated.
- 9.2 **Amendment.** Signatories may request renegotiation of all or part of this Agreement by providing a written request to the other Signatories a minimum of one year prior to the expiry of the initial 5 year term or one year prior to the 3 year anniversaries thereafter. Other changes may be made upon agreement, in writing, of all the signatories.
- 9.3 **Termination.** Recognizing that this Agreement helps to define the relationship between signatory municipalities and that they wish to provide predictability, stability, and certainty across municipal budget cycles, while balancing their right to terminate the agreement if necessary, Signatories may terminate by providing notice in writing to that effect to the other Signatories. Any notice of termination must be submitted in writing by November 30th of any given year. Said termination will not take effect until 11:59 p.m. of December 31st of the following year. Once a signatory has provided notice of termination in accordance with this section, it will remain responsible for its share of operating and capital costs for the time up to the termination date, based upon the latest three year operating budget and five year capital budget approved by each Council. For clarity without limiting the foregoing, a Signatory giving notice to terminate the agreement shall not be responsible for any unbudgeted capital costs not approved by the Council of the Signatory giving notice of termination.

10.0 Dispute Resolution

10.1 In the event of a dispute between Signatories about the interpretation or application of any of the terms, covenants, or conditions contained within this Agreement, the Signatories shall follow the following dispute resolution steps in the order listed:

- a. Negotiation between the parties.
- b. Mediation and/or facilitation as may be agreed to by the parties; and
- c. Binding arbitration utilizing a third party that has been mutually agreed upon by the Signatories.

11.0 Ownership

11.1 The Signatories understand that all parties have an ownership interest in the Area according to the funding formula established in s. 5.2. Any proceeds derived from the sale or disposal of assets will be used to fund approved operating or capital projects of the Area or will be shared with the Signatories on the same basis as the funding model.

11.2 Should the M.D of Smoky River wish to terminate the agreement, they shall negotiate with the other Signatories a compensation for investments made.

12.0 General Provisions

12.1 Administration. The M.D. of Smoky River will be the lead agency regarding the administration of the operations, facilities, and programs of the Little Smoky Recreation Area.

12.2 Autonomy. No Signatory has the authority to financially or otherwise commit another Signatory to a liability or course of action outside of the established Board process.

12.3 Indemnification. Subject to any limitations set out in this Agreement, the MD of Smoky River No. 130 shall indemnify and save harmless the other Signatories from and against any and all damages, losses, claims or costs (including legal costs on a solicitor and own client basis) arising from any negligent act or omission of the MD of Smoky River No. 130 or its agents or employees in the operation of the Little Smoky Recreation Area. The MD of Smoky River No. 130 also agrees to include Big Lakes County and Greenview on the liability insurance policy relating the Little Smoky Recreation Area.

12.4 Assignment of Agreement. No Signatory will assign its interest in this Agreement, or any part thereof, in any manner whatsoever without having first received written consent from all other Signatories.

12.5 Notices. Any notice required to be given hereunder by any Signatory will be deemed to have been well and sufficiently given if it is delivered personally or mailed by pre-paid registered mail to the address of the party for whom it is intended. A notice or other document sent by registered mail will be deemed to be sent at the time when it was deposited in a post office or public letter box and will be deemed to have been received on the fourth day after it was postmarked.

12.6 Entire Agreement. The Agreement constitutes the entire agreement between the Signatories relating to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of the Signatories in relation to the subject matter hereof. There are no warranties, representations or other agreements among the Signatories in connection with the subject matter hereof except as specifically set forth herein.

12.7 Unenforceable Terms. If any term, covenant or condition of this Agreement or the application thereof to any Signatory or circumstance will be invalid or unenforceable to any extent, the remainder of this Agreement or application of such term, covenant or condition to a Signatory or circumstance other than those to which it is held invalid or unenforceable, will not be affected thereby and each remaining term,

covenant or condition of this Agreement will be valid and enforceable to the fullest extent permitted by law.

12.8 Governing Law. This Agreement will be governed by and construed in accordance with the laws of the Province of Alberta.

IN WITNESS WHEREOF the Signatories have hereunto executed this Agreement under their respective corporate seals and by the hands of their proper officers duly authorized in that regard.

Signed this _____ day of _____, 2018.

MUNICIPAL DISTRICT OF SMOKY RIVER No. 130

BIG LAKES COUNTY

Per: _____
Reeve Robert Brochu

Per: _____
Reeve Ken Matthews

Per: _____
CAO Rita Therriault

Per: _____
CAO Roy Brideau

MUNICIPAL DISTRICT OF GREENVIEW No. 16

Per: _____
Reeve Dale Gervais

Per: _____
CAO Mike Haugen



REQUEST FOR DECISION

SUBJECT: Road Allowance Restrictions
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: October 22, 2018
DEPARTMENT: INFRASTRUCTURE & PLANNING
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: _____
GM: GG
MANAGER: _____
PRESENTER: GG

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) EES 12 “Road Allowance Restrictions” Bylaw 16-771 License of Occupation Bylaw.

RECOMMENDED ACTION:

MOTION: That Council approve the “Road Allowance Restrictions” Policy as presented.

MOTION: That Council repeal Policy EES 12 “Road Allowance Restriction.”

BACKGROUND/PROPOSAL:

The Road Allowance Restrictions policy was initially presented to the Policy Review Committee (PRC) on April 17th, 2018 and was subsequently recommended for Council approval.

The policy has been updated to Greenviews current standards. Revisions include but are not limited to, further details regarding the removal and/or replacement of trees, the installation of temporary approaches and requests to Council from adjacent landowners. In addition, a definition of Temporary Structures was added to provide increased clarity.

Other changes have been identified as a result of consultation with legal counsel. This resulted in Administration proceeding with the addition of a reference to By-law 16-771, License of Occupation which creates the establishment of the enforcement authority. As well, the definitions of Road Allowance and Road Allowance License were added for clarity.

On May 28th, 2018, the Policy was presented to Council. At this time a discussion took place regarding grazing leases under Provision 4, where Council raised concerns about ratepayers being required to obtain special permission from Greenview to have gates across road allowances at grazing leases. As a result of this discussion, the wording has been changed from “Large areas, such as community grazing pastures or large grazing leases may be given special consideration due to the public nature of the enterprises” to “Community pastures or grazing leases will be given special consideration due to the public nature of the enterprises.”

Council also raised some questions regarding Provision 5 and Texas Gates. The wording was softened to state that Texas gates will “generally only be approved in exceptional circumstances” rather than “will be approved in exceptional circumstances.”

This policy was once again brought before Council on July 23, 2018 at which time it was tabled pending the provision of more information, particularly have Bylaw 16-771 available for viewing as well as the Road Allowance License application form. Council also recommended that the fourth provision be separated. Provision 4 would read “Fences may be permitted across or along undeveloped road allowances only if Greenview issues a Road Allowance License (RAL) to the landowner, and the landowner abides by all the conditions outlined in the License.” Provision 5 will read “Community pastures or grazing leases, will be given special consideration due to the nature of the enterprise.”

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended motions is that Greenview will have a policy to educate the public on permissible activities on municipal road allowances and the ability to enforce unauthorized action on municipal road allowances.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council may choose to make additional recommendations and Policy EES 12 “Road Allowance Restrictions” will remain in place until such a time as a replacement policy is passed.

FINANCIAL IMPLICATION:

Direct Costs: N/A

Ongoing / Future Costs: costs of enforcement

STAFFING IMPLICATION:

Potential Staffing implication for staff time in enforcement or identification of offending parties.

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:

Once Council Approves the revised policy, administration will add it to the policy manual.

ATTACHMENT(S):

- Policy EES 12
- Revised Road Allowance Restrictions Policy – Draft 2
- Bylaw 16-771
- Road Allowance License Application



M. D. OF GREENVIEW NO. 16
POLICY & PROCEDURES MANUAL

Section:
**ENGINEERING &
ENVIRONMENTAL
SERVICES**

POLICY NUMBER: EES 12

POLICY TITLE: ROAD ALLOWANCE RESTRICTIONS

Page 1 of 2

Date Adopted by Council / Motion Number:

11.04.206

PURPOSE:

To protect the public traveling on developed or undeveloped road allowances; to ensure access to all developed and undeveloped road allowances; and to provide a mechanism for leasing developed or undeveloped road allowances.

POLICY:

The Municipal District of Greenview Council acknowledges that all developed road allowances are for the use of the traveling public, and no private entity may block, fence or otherwise impede access unless special approval is granted by Council. Undeveloped road allowances may be fenced off when it is considered that doing so would be mutually beneficial for the adjacent landowner and the M.D. Approval for this activity must be granted by Council for each specific location on site.

1. A fence, gate or other obstruction upon road allowances will not be permitted unless specifically approved by Council.
2. Fences may be permitted across or along undeveloped road allowances only if the Municipal District issues a Road Allowance License to the landowner, and the landowner abides by all the conditions outlined in the License. Large areas, such as community pastures or large grazing leases, may be given special consideration due to the public nature of these enterprises.
3. As a matter of policy, the construction of Texas Gates on roadways or road allowances will not be permitted. Council may review and approve applications on a case-by-case basis and will be in exceptional circumstances..

The MD will take action if notified of any unauthorized blockages or obstructions on Municipal roads or road allowances, unless they are temporary in nature and circumstances.

4. The MD will attempt to determine responsibility for ownership or erection of the obstruction.
5. If the structures are not temporary in nature and circumstances, Administration will notify the offending party in writing and inform that the structures must be removed within fourteen (14) days. In the case of temporary structures such as electric fences, Administration will give verbal notification to the offending party that the structure must be removed within twenty-four (24) hours unless otherwise permitted by the MD. During the winter season the Director of Operations may extend the deadline date; however, the offending party will enter into a temporary agreement with the M.D. until the structures can be removed. The Agreement will indemnify and hold harmless the M.D. of Greenview No. 16, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly, out of any act or omission of the Municipal District, the offending party, or their employees, agents or representatives.

POLICY TITLE: ROAD ALLOWANCE RESTRICTIONS

Page 2 of 2

Date Adopted by Council / Motion Number:

11.04.206

6. An inspection by Municipal District staff will take place after the deadline date and if the blockage is still in place, it will be removed by Municipal District staff and costs invoiced to the responsible party.
7. The offending party will receive fourteen (14) days written notification for the removal of permanent structures and twenty-four (24) hours verbal notification for the removal of temporary structures prior to this action, indicating:
 - a) That the M.D. will not be held responsible for any damages or loss if livestock are set loose by the removal of these structures;
 - b) The exact date the structures will be removed;
 - c) The structures will be held by the M.D. and will become the property of the M.D. unless the costs of removal are paid by the offending party; and
 - d) That upon notification above, all liability will be the responsibility of the offending party.

REEVE

C.A.O.

Title: Road Allowance Restrictions

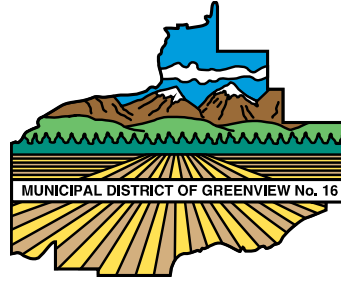
Policy No: TBD

Effective Date: TBD

Motion Number: TBD

Supersedes Policy No: EES 12

Review Date:



Purpose: The revised Road Allowance Restrictions Policy provides further guidelines for road allowance requests and restrictions.

DEFINITIONS

Temporary Structure means a fence, gate or obstruction that remains in place for no longer than 24 hours.

POLICY

Developed/undeveloped road allowances are for the use of the travelling public, and no private entity may block, fence or otherwise impede access unless special approval is granted by Council.

1. Greenview must receive a request from adjacent landowners of any changes intended to the road allowance including, but not limited to temporary approaches, fencing, cultivating, grading, plowing, ditching, removal or deposit of any soil, sand or gravel on to or off of the road allowance or otherwise changes to the contour of a road allowance
2. Greenview must receive a request from adjacent landowner for the removal of any trees and/or vegetation. If it is found that trees and/or vegetation have been removed prior to approval from Council, the responsible party will have to replant the trees or reclaim the road allowance to its original state, at the offending parties cost.
3. A fence, gate or other obstruction upon a road allowance will not be permitted unless specifically approved by Council. Undeveloped road allowances may be fenced off when it is considered that doing so would be mutually beneficial for the adjacent landowner and Greenview. Approved fences across road allowances must have gated access.
4. Fences may be permitted across or along undeveloped road allowances only if Greenview issues a Road Allowance License (RAL) to the landowner, and the landowner abides by all the conditions outlined in the License.
5. Community pastures or grazing leases, will be given special consideration due to the nature of the enterprise.
6. The construction of Texas Gates on a roadway or road allowance will not be permitted. Council may review and approve applications on a case-by-case basis and will be in exceptional circumstances.

Policy No:

7. Greenview will take action if notified of any unauthorized blockages or obstruction on Municipal roads or road allowances.
8. Greenview will attempt to determine responsibility for ownership or erection of the obstruction.

PROCEDURE

1. The offending party will receive fourteen (14) days written notification for the removal of permanent structures and twenty-four (24) hours verbal notification for the removal of temporary structures prior to this action.
2. An inspection by Greenview staff will take place after the deadline date and if the blockage is still in place, it will be removed by Greenview staff and costs invoiced to the responsible party.

REVISED



BYLAW NO. 16-771
Of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to regulate and manage the implementation of Road Allowance Licenses under a License of Occupation Bylaw by the Municipal District of Greenview No. 16.

WHEREAS the Council of the Municipal District of Greenview No. 16 (Greenview) in the Province of Alberta has the authority, pursuant to the provisions of S.7.b of the Municipal Government Act (Current as of March 1, 2016), where it deems necessary or desirable to establish Bylaws pertaining to people, activities and things in, on or near a public place or place that is open to the public within Greenview;

WHEREAS the Council of Greenview in the Province of Alberta has the authority, pursuant to the provisions of S.18.1 of the Municipal Government Act (Current as of March 1, 2016), where it deems necessary or desirable to provide direction concerning the control and management of all roads within Greenview;

WHEREAS the Council of Greenview in the Province of Alberta has the authority, pursuant to the provisions of S.61 of the Municipal Government Act (Current as of March 1, 2016), where it deems necessary or desirable to grant rights, exclusive or otherwise, with respect to its property, including property under the direction, control and management of Greenview;

WHEREAS the provisions of S.609 of the Municipal Government Act (Current as of March 1, 2016), prohibits the public from acquiring an estate or interest in land owned or controlled by Greenview by adverse or unauthorized possession, occupation, enjoyment or use of the land;

WHEREAS the Council of Greenview has the authority, pursuant to the provisions of S.13.o of the Alberta Traffic Safety Act, to issue a License or permit that is terminable on 30 days' notice in writing for the temporary occupation or use of a road allowance or Highway or a portion of a road allowance or Highway when it is not required for public use;

THEREFORE, it is hereby enacted by the Council of Greenview, a Bylaw that:

1.0. Shall be referred to as the *License of Occupation Bylaw*.

2.0. DEFINITIONS

In this Bylaw:

2.1.1 **ROAD ALLOWANCE** means the undeveloped portion of land, which has been shown as a road on a plan of survey and has been registered in a land titles office, and that the public is ordinarily permitted to use for the passage or parking of vehicles and pedestrian use.

2.1.2 **ROAD ALLOWANCE LICENSE** means an agreement formed under the License of Occupation Bylaw between Greenview and a Licensee which allows the use of a specified portion of a Road Allowance for a specified time.

3.0. GENERAL

3.1.1. Greenview and its agents, shall not be liable for loss or damage caused by anything done or omitted to be done in good faith in the performance or intended performance of their functions, duties or powers under this Bylaw.

4.0. LEGISLATION

4.1.1 It is understood that the most recent versions of all respective Federal, Provincial and Municipal statutes apply under this Bylaw.

5.0. AUTHORITY & ENFORCEMENT

5.1.1 Each Section of this Bylaw shall be read and construed as being separate and severable from each other Section. Furthermore, should any Section of this Bylaw be found to have been improperly enacted, that Section or part shall be regarded as being severable from this Bylaw and the remaining Bylaw shall be effective and enforceable.

5.1.2 A person shall not occupy or otherwise use any portion of a Road Allowance unless a Road Allowance License authorizing the occupancy or use has been issued by Greenview.

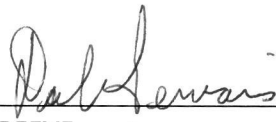
5.1.4 Violators shall be prosecuted in accordance with, but not limited to, the Traffic Safety Act and the Provincial Offences Procedure Act: Procedures Regulation.

5.1.5 This Bylaw shall come into force and effect January 1, 2018.


Read a first time this ^{13 - September}~~11~~ day of ~~October~~ A.D., 2016.

Read a second time this 11 day of October, A.D., 2016.

Read a third time and passed this 11 day of October, A.D., 2016.



REEVE



CHIEF ADMINISTRATIVE OFFICER



MUNICIPAL DISTRICT OF GREENVIEW No. 16

ROAD ALLOWANCE LICENSE APPLICATION

The personal information on this form is being collected in accordance with Section 33 (c) of the *Freedom of Information and Protection of Privacy Act* and is being collected for the purpose of *obtaining agreement to remove earth from a borrow area for road construction*. If you have any questions about the collection, contact the Municipal District FOIP Assistant at 780-524-7600.

I/We _____ of _____
Name(s) Mailing address & Phone #

hereby apply for a license to temporarily occupy the following road allowance(s) under the regulations in accordance with the Traffic Safety Act, Chapter H-7, Revised Status of Alberta, 1980, Section 13.

The road allowance(s) or portion thereof which I/we wish to occupy is marked on the diagram below.

The facts regarding the manner in which adjacent land owners, or the traveling public generally, will be affected by the temporary occupying of the road allowance(s) are as follows:

I/ We are applying for a Road Allowance License adjacent to the following land:

I/We own or occupy the following land:

I/We understand that upon 3rd and final reading by the Council of Municipal District of Greenview No. 16 and the advertising in the local paper for two (2) issues that I/we agree to pay to the M.D. the rate of Ten Dollars (\$10. 00) per half mile or portion thereof per year for a term of three (3) years, plus advertising costs associated with this road allowance license application. **A one-time non-refundable application fee of \$100.00 must accompany the application.**

Signature of Applicant

Signature of Applicant

Date

Date

Please highlight the road allowance location on the map below:

Twp. ____ Range ____ West of the ____ Meridian

Twp. ____ Range ____ West of the ____ Meridian

31	32	33	34	35	36	31	32	33	34	35	36
30	29	28	27	26	25	30	29	28	27	26	25
19	20	21	22	23	24	19	20	21	22	23	24
18	17	16	15	14	13	18	17	16	15	14	13
7	8	9	10	11	12	7	8	9	10	11	12
6	5	4	3	2	1	6	5	4	3	2	1

Approved As To Form & Content

General Manager, Infrastructure & Planning

Date



REQUEST FOR DECISION

SUBJECT: Junior Rodeo D3 Sponsorship Request
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: October 22, 2018 CAO: MH MANAGER:
DEPARTMENT: COMMUNITY SERVICES GM: PRESENTER: SW
STRATEGIC PLAN: Quality of Life

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve Single Event Sponsorship in the amount of \$500.00 to the Alberta Junior High School Rodeo Association, with funds to come from Community Services Miscellaneous Grant.

BACKGROUND/PROPOSAL:

The Alberta Junior High School Rodeo is made up of three districts and the District 3 Rodeos are held in Northern Alberta which includes a vast area that stretches from Barrhead to Hinton and north to High Level. Alberta Junior High School Rodeo Association (AJHSRA) facilitates family bonding and emphasizes the importance of education and school work. Each student must present a satisfactory report card including attendance in school prior to competing at all rodeos. In addition, the youth must present a letter from their principal confirming they are a student in good standing.

The Alberta Junior High School Rodeo Association members are extending Greenview with an invitation to sponsor and present one of the awards at the Season Leader Awards for District #3.

Greenview has previously sponsored the Alberta Junior High School Rodeo Association District 3 Rodeo in the amount of \$500.00 for the Single Event Sponsorship.

The Community Service Miscellaneous Grant Fund has a balance of \$20,031.57 as of October 21, 2018.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that Greenview will be supporting the Alberta Junior High School Rodeo Association with recognizing season leaders.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to deny the sponsorship request or provide an alternate amount.

FINANCIAL IMPLICATION:

Direct Costs: The direct cost for sponsorship will be \$500.00

STAFFING IMPLICATION:

There are no staffing implications to 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:

Administration will contact the Alberta High School Rodeo Association to inform them of Council's decision.

ATTACHMENT(S):

- Alberta High School Rodeo Association's – Sponsorship Request

JUNIOR RODEO D3

ADVERTISING / SPONSORSHIP OPPORTUNITY for Kids in your Community

The Alberta Junior High School Rodeo is made up of 3 districts and our District 3 rodeos are held here in Northern Alberta which is a vast area that stretches from Barrhead to Hinton and up North further to High Level. Our members would like to offer you an opportunity to participate in the upcoming years Season Leader Awards for District #3. Single Event Sponsorship is \$500.00. Also available is All Around Cowboy & Cowgirl as well as Rookie Cowboy & Cowgirl, these are a \$250.00 sponsorship opportunity each. But as we offer you these great opportunities, we would appreciate any contribution amount for our young athletes.

For your sponsorship, you will receive;

- Advertising at all District #3 Rodeos which are held in. We conduct 10 rodeos in our season; 5 rodeos in the fall and 5 rodeos in the spring.
- Sponsorship Flag or Banner (supplied by sponsor) which will be flown or displayed at all District #3 rodeos.
- We would like you to attend (if possible) to our year end Awards night to present the awards you have donated where we can get pictures with the winners that we can supply you as a thank-you.

For new potential sponsors that are not familiar with Alberta Junior High School Rodeo, this is what its all about.

AJHSRA facilitates family bonding, and in Junior High School Rodeo there is emphasis on education and school work. Each student must present a satisfactory report card including attendance in school before competing at ALL rodeos. The kids must also present a letter from their principal confirming they are a student in good standing.

The Western Heritage teaches children the values of hard work, responsibility for their animals, and respect for their fellow competitors.

Your sponsorship is Greatly Appreciated.

Thank you for taking the time to review, and if you have any further questions or would like to contribute, please contact anyone of us, we can arrange money pick up send mailing information.

Wendy Mulligan @ (780) 524-7446, barmkranch@gmail.com

Jill Parker @ 780-835-8850, jillruecker@hotmail.com

Jodie Wright @ jodieann2136@gmail.com

Please make cheque out to: D3 Junior High School Rodeo



REQUEST FOR DECISION

SUBJECT: **Peace Firefighters Hockey Donation**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: October 22, 2018
DEPARTMENT: COMMUNITY SERVICES
STRATEGIC PLAN: Quality of Life

REVIEWED AND APPROVED FOR SUBMISSION
CAO: _____
GM: SW
MANAGER: _____
PRESENTER: DR

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council provide a donation to the Valleyview Fire Department in the amount of \$300.00 for the 2019 Peace Firefighters Fun Hockey Tournament in Valleyview Alberta, with funds to come from the Protective Services, Fire Protection Valleyview Budget.

BACKGROUND/PROPOSAL:

The 35th annual Peace Firefighters Fun Hockey Tournament will be held in Valleyview on October 19th and 20th, 2019. While one of the goals of this tournament is for renewing friendships and building camaraderie, the main purpose is to raise funds for the Edmonton Fire Fighters Burn Treatment Society. The Fire Fighters Burn Treatment Unit located in the University of Alberta Hospital specializes in providing care and equipment for victims and families whose lives have been devastated by fire-related trauma.

Over the past years, the Valleyview Fire Department has raised over \$200,000 at the Peace Firefighters Fun Hockey Tournament, with one hundred percent of all proceeds going to the Burn Treatment Society.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that the funds will assist with providing support to the Edmonton Fire Fighters Burn Treatment Society.
-

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. A potential perceived disadvantage of the recommended motion is that it may set a precedent that will result in increased requests for fundraising sporting events.
-

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to alter or deny the recommended motion of providing funds to the Valleyview Fire Department for the Peace Firefighters Fun Hockey Tournament.

FINANCIAL IMPLICATION:

Direct Costs: \$300.00

Ongoing / Future Costs: There are no predicted ongoing or future costs.

STAFFING IMPLICATION:

There are no staffing implications of 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:

Administration will inform the Valleyview Fire Department of Councils decision.

ATTACHMENT(S):

- Valleyview Fire Department letter

Valleyview Volunteer Fire Department
Box 201
Valleyview Alberta T0H 3N0
October 1, 2018

Mr. Jeff Francis
M.D. of Greenview
Box 1079
Valleyview AB T0H 3N0



Dear Mr. Francis:

After yet another successful tournament last year, the Valleyview Volunteer Fire Department is all “fired up” for the 35th annual **Peace Firefighters Fun Hockey Tournament**, to be held on October 19th-20th.

While one of the goals of this tournament is for renewing friendships and building camaraderie, the main purpose is to raise funds for the Edmonton Fire Fighters Burn Treatment Society. This society raises funds for the Fire Fighters Burn Treatment Unit and the Alberta Firefighters Burn Camp. The Fire Fighters Burn Treatment Unit located in the University of Alberta Hospital specializes in providing care and equipment for victims and families whose lives have been devastated by fire-related trauma. The Alberta Firefighters Burn Camp is a week-long camp for young burn survivors. Camp is held in August of each year and campers between the ages of seven to seventeen attend. Children learn new skills and attitudes about how to deal with their scars. There is no one staring, teasing, or making fun of them. It is a place where a young burn survivor can just be a kid.

Over the past years, the Valleyview Fire Department has raised over \$200,000 at the Peace Firefighters Fun Hockey Tournament, with one hundred percent of all proceeds going to the Burn Treatment Society. Members of the VVFD have toured the state-of-the-art Burn Center in Edmonton, where we had the opportunity to talk with staff, learn about the care the unit provides, and meet burn victims. The impact of this facility to the people of Valleyview and area becomes even more clear when one realizes that a number of local residents have received treatment there.

In order to continue to provide assistance for the Burn Treatment Society, we are asking for your support for this year’s Peace Firefighters Fun Hockey Tournament. A contribution of any amount would be greatly appreciated by both the Valleyview Fire Department and the Burn Treatment Society. If you wish to make a donation, please send a cheque to the address above.

We would also like to extend an invitation to you or members of your organization to attend the hockey tournament banquet and dance on October 20th at the Memorial Hall. Doors open at 5:30. Comedian John Wing will entertain the guests after the supper, with a dance, games, and raffle to follow. Your banquet ticket also automatically makes you eligible for a fantastic door prize! Tickets are available at the town office or from VVFD firefighters.

In closing, we would like to thank you for your time and consideration. We look forward to your partnership in making this year’s tournament our biggest and most successful event ever.

Sincerely,

Danny McCallum
Valleyview Volunteer Fire Department
780-524-6819



REQUEST FOR DECISION

SUBJECT: **Teen Challenge Prize Donation**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: October 22, 2018
DEPARTMENT: COMMUNITY SERVICES
STRATEGIC PLAN: Quality of Life

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MH
GM: SW

MANAGER:
PRESENTER: SW

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council provide a sponsorship in the amount of \$750.00 to the 2019 Teen Challenge Snow Rush event, with funds to come from the Community Services Miscellaneous Grant.

BACKGROUND/PROPOSAL:

Teen Challenge Canada operates 12-month in-residence alcohol and drug addiction rehabilitation programs for men and women ages 18 and over in centres in Alberta, Saskatchewan, Ontario and Atlantic Canada. The centre for Alberta is currently located in Calgary.

The Teen Challenge Alberta Men's Centre is partnering with the Golden Triangle to host the first annual Teen Challenge Snow Rush, March 2nd and 3rd, 2019. The 350km Golden Triangle Trail connects the communities of Whitecourt, Fox Creek and Swan Hills and the goal is to have 200+ snowmobilers take part in the challenge in an effort to raise funds. Funds raised will be used to support men and women in Alberta communities overcome substance abuse to lead full and productive lives.

Levels of corporate sponsorship for the event range from \$750.00 to \$7,500.00 and details can be viewed in the attachment.

Greenview has been a member of the Golden Triangle since 2015 and has provided an annual contribution of \$15,000.00 for a total of \$60,000.00 to date. The funds are dedicated to trail maintenance, improvements and some administrative tasks.

The Community Service Miscellaneous Grant Fund has a balance of \$20,031.57 as of October 21, 2018.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that the funds will assist with providing alcohol and drug rehabilitation programs to people in need.
2. The benefit of Council accepting the recommended motion is that Greenview is supporting an event that is taking place on a recreation trail system in which Greenview has an invested interest in.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. A potential perceived disadvantage of the recommended motion is that it is unclear if funds provided will directly benefit Greenview rate payers. .

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to alter or deny the recommended motion of providing funds to the Teen Challenge Snow Rush event.

FINANCIAL IMPLICATION:

Direct Costs: \$750.00

Ongoing / Future Costs: There are no predicted ongoing or future costs.

STAFFING IMPLICATION:

There are no staffing implications of 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:

Administration will inform the Teen Challenge Snow Rush event organizers of Councils decision.

ATTACHMENT(S):

- Teen Challenge Snow Rush – Corporate Sponsor Request

TEEN CHALLENGE

SNOW RUSH



HOSTED BY THE GOLDEN TRIANGLE

BECOME A CORPORATE SPONSOR

ADDICTION IS GROWING IN ALBERTA. DRUGS AND ALCOHOL DESTROY FAMILIES AND PUT COMMUNITIES AT RISK.



Teen Challenge Canada operates 12-month in-residence alcohol and drug addiction rehabilitation programs for men and women ages 18 and over with centres in Alberta, Saskatchewan, Ontario & Atlantic Canada.

The Teen Challenge Alberta Men's Centre is partnering with the Golden Triangle (Fox Creek, Swan Hills and Whitecourt) to host the 1st annual **Teen Challenge Snow Rush, March 2nd-3rd, 2019**. Our goal is to see 200+ snowmobilers who are excited to join us in the challenge of raising money to support Teen Challenge's mission of helping men in Alberta communities, overcome substance abuse and lead full and productive lives. To support this amazing event, we are looking for corporate sponsors to help cover the cost of our **Teen Challenge Snow Rush** event, so more funds raised by our rides can go directly to supporting the men in our Alberta Men's Centre program. Becoming a corporate sponsors means that you will receive many perks, including having your company logo displayed and social media mentions as you help raise funds and awareness for **Teen Challenge**.

With your help we can provide help and hope to those struggling with alcoholism and/or addiction to other drugs in Alberta communities.
On behalf of the families we serve – thank you very much!



TURN OVER FOR OPTIONS >>

TEEN CHALLENGE

SNOW RUSH



TITLE SPONSOR - \$7,500

Benefits Include:

- ▶ Prominent placement of name & logo on website with links to your business website
- ▶ Prominent Signage at Dinner
- ▶ Name and logo displayed on event signage
- ▶ Name and logo displayed on Dinner table card
- ▶ 8 mentions on social media
- ▶ Registration for 8 and Dinner for 8

PLATINUM - \$5,000 +

Benefits Include:

- ▶ Prominent placement of name & logo on website with links to your business website
- ▶ Prominent Signage at Dinner
- ▶ Name and logo displayed on Dinner table card
- ▶ 6 mentions on social media
- ▶ Registration for 6 and Dinner for 6

GOLD - \$2,500 +

Benefits Include:

- ▶ Placement of name & logo on website with links to your business website
- ▶ Signage at Dinner
- ▶ Name and logo displayed on Dinner table card
- ▶ 4 mentions on social media
- ▶ Registration for 4 and Dinner for 4

SILVER - \$1,500 +

Benefits Include:

- ▶ Name displayed on website with links to your business website
- ▶ Signage at the Dinner
- ▶ Name and logo displayed at Dinner
- ▶ 2 mentions on social media
- ▶ Registration for 2 and Dinner for 4

BRONZE - \$750 +

Benefits Include:

- ▶ Name displayed on website
- ▶ Name and logo displayed on registration table signage
- ▶ Dinner for 2

YES, I WILL BECOME A CORPORATE SPONSOR ...

Have questions, please contact David (403) 870-8157 or Cindy (780) 706-5267



Company Name: _____

Company Contact: _____

Title: _____ Phone Number: _____ Email: _____

SPONSORSHIP LEVELS

Title Sponsor Platinum Gold Silver Bronze

Signature: _____ Date: _____