

### COMMITTEE OF THE WHOLE MEETING AGENDA

Tues	day, February 16, 20	21	2:00 PM	Administration Bui Valleyview, All	-
#1	CALL TO ORDER				
#2	ADOPTION OF AGE	ENDA			
#3	MINUTES		3.1 Committee of the Whole Meeting minutes 2021	held January 19,	2
			3.2 Business Arising from the Minutes		
#4	DELEGATION	2:00PM	4.1 Aquatera Presentation		6
#5	NEW BUSINESS		5.1 Bylaw 19-813 Draft Land Use Bylaw		16
			5.2 Landowner Obstacles		277
			5.3 Narrows Survey Results		282
			5.4 2020 Capital and Operating Q4 Interim Rep	orts	286
			5.5 Action List		294
#С					

#6 CLOSED SESSION

#7 ADJOURNMENT

Minutes of a COMMITTEE OF THE WHOLE MEETING MUNICIPAL DISTRICT OF GREENVIEW NO. 16 Administration Building

Valleyview, AB on Tuesday, January 19, 2021

# 1: CALL TO ORDER	Chair Bill Smith called the meeting to ord	ler at 9:01 am.
PRESENT	Ward 5 Ward 8 Ward 1 Ward 2 Ward 3 Ward 4 Ward 6 Ward 7 Ward 9 Ward 9	Reeve Dale Smith Deputy Reeve Bill Smith Councillor Winston Delorme Councillor Dale Gervais (Virtual) Councillor Les Urness (Virtual) Councillor Shawn Acton Councillor Tom Burton Councillor Roxie Chapman Councillor Duane Didow Councillor Tyler Olsen
ATTENDING	Chief Administrative Officer Deputy Chief Administrative Officer Interim Director Community Services Chief Financial Officer Director Infrastructure & Planning Manager Communications & Marketing Recording Secretary	Denise Thompson Stacey Wabick (Virtual) Dennis Mueller Aleks Nelson (Virtual) Roger Autio Stacey Sevilla (Virtual) Wendy Holscher
ABSENT		
#2: AGENDA	MOTION: 21.01.001. Moved by: COUNCI That the Tuesday, January 19, 2021 Com adopted as amended. 5.6 Verbal Discussion Gravel Haul 6.4 Disclosure Harmful to Econom Body. (FOIP, Section 25)	mittee of the Whole agenda be
#3.1 COMMITTEE OF THE WHOLE MINUTES	MOTION: 21.01.002. Moved by: COUNCI That the Minutes of the Committee of th December 21, 2020 be adopted as prese	e Whole meeting held on Monday

CARRIED

٨	Committee of the Whole Meeting Minutes M.D. of Greenview No. 16 Page 2	January 19, 2021
#3.2 BUSINESS ARISING	<b>3.2 BUSINESS ARISING FROM MINUTES</b> Reeve Smith asked for update on the G Administration had nothing further to r	reenview Daycare Needs.
#4 DELEGATIONS	4.0 DELEGATIONS	
	4.1 RESIDENT REQUEST FOR AN ALTER	NATE WATER SERVICE
RESIDENT REQUEST FOR ALTERNATE WATER SERVICE	MOTION: 21.01.003. Moved by: COUNG That Committee of the Whole accept th alternate water service location to the Grovedale.	ne presentation regarding an
NITEHAWK VERBAL UPDATE	<b>4.2 NITEHAWK VERBAL UPDATE</b> MOTION: 21.01.004. Moved by: REEVE That Committee of the Whole accept th Nitehawk Year-Round Adventure Park f	ne verbal update provided by
#5 NEW BUSINESS	5.0 NEW BUSINESS	
	5.1 POLICY REVIEW COMMITTEE	
POLICY REVIEW COMMITTEE	MOTION: 21.01.005. Moved by: COUNC That Committee of the Whole recommo Committee be amended as follows: - That it be clarified that alternate Committee Meetings.	
		CARRIED
	Chair Bill Smith recessed the meeting a Chair Bill Smith reconvened the meetin	
	5.2 MD OF GREENVIEW LIBRARY BOAR	RD PRESENTATION
GREENVIEW LIBRARY BOARD PRESENTATION	MOTION: 21.01.006. Moved by: COUNC That Committee of the Whole accept th Presentation as presented.	

CARRIED

#### 5.3 GREENVIEW'S STRATEGIC PLAN; A 2020 VISION & BEYOND – 2021 UPDATE

STRATEGIC PLAN UPDATE MOTION: 21.01.007. Moved by: COUNCILLOR ROXIE CHAPMAN That Council accept Greenview's Strategic Plan "A 2020 Vision & Beyond" 2021 with addendum update as presented.

CARRIED

#### 5.4 RMA BOARD GOVERNANCE REVIEW SURVEY

RMA SURVEY MOTION: 21.01.008. Moved by: COUNCILLOR SHAWN ACTON That Committee of the Whole complete the Board Governance Review Member Survey and send the survey results to RMA.

CARRIED

#### **5.5 ACTION LIST**

ACTION LIST MOTION: 21.01.009. Moved by: COUNCILLOR LES URNESS That Council accept the Action List as presented.

CARRIED

#### **5.6 VERBAL DISCUSSION ON GRAVEL HAUL**

MOTION: 21.01.010. Moved by: REEVE DALE SMITH That Committee of the Whole bring the gravel hauling update to the floor for information.

CARRIED

#### **6.0 CLOSED SESSION**

#### CLOSED SESSION

MOTION: 21.01.011 Moved by: COUNCILLOR ROXIE CHAPMAN That the meeting go to Closed Session, at 11:48 a.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 Closed Session.

CARRIED

	Committee of the Whole Meeting Minutes M.D. of Greenview No. 16 Page 4	January 19, 2021
OPEN SESSION	MOTION: 21.01.012. Moved by: COUN That, in compliance with Section 197(2 this meeting come into Open Session a	2) of the Municipal Government Act,
	Chair Bill Smith recessed the meeting Chair Bill Smith reconvened the meeti	
CLOSED SESSION	MOTION: 21.01.013. Moved by: COUN That the meeting go to Closed Session 197 of the Municipal Government Act, amendments thereto, and Division 2 of Information and Protection of Privacy Chapter F-25 and amendments thereto with regards to the Closed Session.	, at 12:46 p.m., pursuant to Section , 2000, Chapter M-26 and of Part 1 of the Freedom of Act, Revised Statutes of Alberta 2000,
OPEN SESSION	MOTION: 21.01.014. Moved by: COUN That, in compliance with Section 197(2 this meeting come into Open Session a	2) of the Municipal Government Act,
#7 ADJOURNMENT	7.0 ADJOURNMENT	
	MOTION: 21.01.015. Moved by: COUN That this Committee of the Whole me	

CHIEF ADMINISTRATIVE OFFICER

CHAIR



# **REQUEST FOR DECISION**

SUBJECT:Aquatera PresentationSUBMISSION TO:COMMITTEE OF THE WHOLEMEETING DATE:February 16, 2021DEPARTMENT:CAO SERVICESSTRATEGIC PLAN:Level of Service

REVIEWED AND APPROVED FOR SUBMISSION CAO: DT MANAGER: GM: PRESENTER:

RELEVANT LEGISLATION: **Provincial** (cite) – N/A

Council Bylaw/Policy (cite) – N/A

#### RECOMMENDED ACTION: MOTION: That Committee of the Whole accept the presentation from Aquatera for information.

#### BACKGROUND/PROPOSAL:

Aquatera is the leading provider of water, wastewater, and solid waste services in the Grande Prairie region, providing extensive experience and proven expertise to both rural and urban, private and industrial sectors. We play an integral role in growing healthy communities and advancing economic and social heath where we live and work.

In business since 2003, Aquatera has been a model of regional cooperation between our municipal shareholders in norther Alberta, and the communities we work with, serving more than 80 000 customers.

Whether a municipality, a large company, or a smaller organization, we deliver on what customers expect: a quality service and competitive rates; strict adherence to environmental regulations; a strong commitment to health and safety; and service that is carefully tailored to each customer's needs.

#### BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the information is that Committee of the Whole will be fully updated on the services provided by Aquatera.

#### DISADVANTAGES OF THE RECOMMENDED ACTION:

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

# ALTERNATIVES CONSIDERED: N/A

#### 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:

There are no follow up actions to the recommended motion.

#### ATTACHMENT(S):

• Aquatera Presentation

February 16, 2021

11101 104 Avenue Grande Prairie, AB TBV BH6 aquatera.ca

To the Reeve and Council Municipal District of Greenview No. 16 4806 36 Avenue, Box 1079 Valleyview, Alberta TOH 3N0

AQUATER

#### Attention: Municipal District of Greenview No. 16 Council Members

We would like to extend our apprectiaton to Reeve Dale Smith and Council Members of the Municipal District of Greenview for the opporuntiy to present an overview of Aquatera Utilities Inc. (Aquatera) and its services.

Aquatera is the leading provider of water, wastewater and solid waste services in the Grande Prairie region, providing extensive experience and proven expertise to both rural and urban, private and industrial sectors. We play an integral role in growing healthy communities and advancing economic and social health where we live and work.

In business since 2003, Aquatera has been a model of regional cooperation between our municipal shareholders in northern Alberta, and the communities we work with, serving more than 80,000 customers.

Whether a municipality, a large company or a smaller organization, we deliver on what customers expect: quality service and competitive rates; strict adherence to environmental regulations; a strong commitment to health and safety; and service that is carefully tailored to each customer's needs.

Along with this cover letter, you will find a detailed package outlining our full range of services, including the ownership and/or contract operations of water, wastewater and solid waste services; contracted services; and consulting.

We look forward to discussing these services with you in the near future.

Sincerely,

Wayne Dysdald

Wayne Drysdale Senior VP, Business Development

E: <u>wdrysdale@aquatera.ca</u> | C: 780.832.7563 11101 – 104 Avenue | Grande Prairie, AB | T8V 8H6 Aquatera Utilities Inc.

Trusted Quality | Valued Service | Peace of Mind

### Shareholder Opportunities | Contracted Services | Consulting Services



# WATER | WASTEWATER | SOLID WASTE

Trusted Quality, Valued Service, Peace of Mind

# WHO WE ARE

#### WE'RE IN THE BUSINESS OF SERVING THE NEEDS OF THE PUBLIC, PRIVATE AND INDUSTRIAL SECTORS.

Aquatera is a leader in the water, wastewater, and solid waste services, providing extensive experience and proven expertise to the public – rural and urban – private and industrial sectors.

We provide a full-range of options for clients including the ownership and/or maintenance and management of water, wastewater and solid waste services; contracted services; and consulting. Our operators are some of the most qualified in Alberta\*. Our people deliver best-in-class services for our customers.

In business since 2003, Aquatera has been a model of regional cooperation between our municipal shareholders in northern Alberta, serving 80,000 customers. This model is both profitable and sustainable, and consistently delivers value to our shareholders even through challenging times.

Whether a municipality, a large company or a smaller organization, we continue to deliver on what customers expect: quality services and competitive rates; strict adherence to environmental regulations; and service that is carefully tailored to each customer's needs.

\* Aquatera water and wastewater operators are recipients of the AWWOA Operator of the Year award.

# WHAT WE DO BUSINESS SERVICES

#### SHAREHOLDER INVESTMENT

Aquatera owns and operates utilities for rural and urban municipalities of all sizes. In return, investor municipalities have input into our business planning and receive dividends for their investment.

#### **CONTRACTED AND CONSULTING SERVICES**

Aquatera has a diverse team of professionals that offer a range of consulting expertise and contracted services, bringing innovation and efficiencies to any size water, wastewater or landfill project.

Our team, with backgrounds in operations management, finance, project management and regulatory compliance, can address specific challenges, or manage large and complex projects or utility systems throughout their entire lifecycle – from planning to operations.

# OUR CUSTOMERS

Aquatera is committed to, and has the expertise to meet the unique and diverse needs of clients including:

- Municipalities rural and urban
- Public organizations and institutions
- Private companies
- Industry
- Non-profit organizations

As Health and Safety are fundamental components of Aquatera's continued success, our customers can expect a high commitment to the safety of our employees, vendors, visitors, and members of the public.



# SERVICES

#### **OUR SHAREHOLDER INVESTMENT MODEL**

Aquatera is owned by the City of Grande Prairie, the County of Grande Prairie, the Town of Sexsmith and the Town of Wembley. Our business model is profitable and sustainable, and we've earned a solid reputation based on customer service excellence, operational expertise, attention to regulatory compliance, innovative initiatives and commitment to the environment and our communities.

Municipalities of any size can become Aquatera shareholders. New shareholders invest their water and wastewater assets, and potentially landfill assets, into Aquatera. In return, Aquatera will own and operate the utilities and the municipality will receive a return on their investment through dividend-producing shares.

#### **CONTRACTED AND CONSULTING SERVICES**

12

Aquatera has extensive experience and expertise in the water, wastewater and landfill industries, and we have some of the highest qualified operators in the province of Alberta. Our water and wastewater operators were awarded the AWWOA Operator of the Year award in 2012 and 2014, and appointed an Aquatera employee to the AWWOA Executive Board for 2020-2021.

Our team of professionals brings expertise and experience to every situation, with backgrounds that include operations management, finance, project management and regulatory compliance. We have the capacity to tailor our services to address your needs – from small projects that address a specific challenge, to large, more complex projects or utility systems throughout their lifecycle.

Some of our municipal partners have elected to contract Aquatera to operate and maintain their utility services for an extended period of time. We include a range of services within those contracts that include, but are not limited to: liaising with regulatory authorities on their behalf, regulatory compliance, collaboration with executives and councils, and the expertise to provide quality, reliable services.

#### **AUXILLARY SERVICES**

- Catch Basin and Manhole Repair
  - Hydrant Repair and Servicing
    - Storm Sewer Flushing and Cleaning
      - Sanitary Sewer Flushing and Cleaning
        - CCTV Video Inspection
          - Lift Station Maintenance and Repair
            - Billing and Metering Services

Visit us at **AQUATERA.CA** for more information.



CONTACT US Wayne Drysdale Senior VP, Business Development 780.832.7563 wdrysdale@aquatera.ca

Tamara Wuttunee-Campbell Business Development Manager 780.228.2142 twuttunee@aquatera.ca

**Communications** Team communications@aquatera.ca



#### **Biographies**

#### Lora Brenan, Chief Operating Officer

Lora recently joined Aquatera, bringing 25 years of experience in water, wastewater, solid waste, power operations and oilfield services. During her career she has led diverse teams in operations, planning, project management and human resources. She has extensive experience in the non-regulated power industry as well as experience in regulated hearings. She has worked internationally in the United States and Mexico to develop consistent operating strategies for a multi-national company. Lora represented her previous companies in long-term strategic partnerships with Canadian Electric Association, Alberta Resource Council and on a high-profile Alberta Energy Regulator file. She believes that safety, quality, trust and respect are key components of a strong operating company.

#### Wayne Drysdale, Senior Vice President of Business Development

Wayne Drysdale has over 20 years of government experience with an emphasis on strategic planning and public policy. Wayne previously served as Grande Prairie-Wapiti's Member of the Legislative Assembly, Alberta's Minister of Infrastructure and Minister of Transportation.

He has extensive community involvement experience including serving as vice-chair and founding member of the Grande Prairie Regional Emergency Medical Service, Community Futures Grande Prairie & Region and Grande Spirit Foundation.

In 2020, Wayne joined Aquatera as their Senior Vice President of Business Development. Wayne leverages his market, industry, and community expertise to provide strategic direction and a proven vision for success.

#### Ralph Wohlgemuth, Engineering Services Manager

Since joining Aquatera in April 2018, Ralph has led the engineering services group to deliver capital projects, planning studies, support development within the service area, connect new customers and ensure regulatory compliance and reporting. Ralph has led two major projects (approximately combined value of \$45 million) involving a major lift station, a booster station and approximately 37 kms of 400 to 750 mm water transmission and wastewater forcemain pipelines which expanded Aquatera's service area to the Town of Wembley and brought the Hamlet of Clairmont's wastewater to the Grande Prairie treatment facility.

Ralph has been involved with Aquatera since 2004 on a number of projects including the regional system expansion to the Hamlet of Clairmont and Town of Sexsmith, and a major upgrade of the Grande Prairie Wastewater Treatment Plant from 2012 – 2015 along with installation of the landfill gas collection system and Co-Gen facility (\$68 million value).

#### Trusted Quality | Valued Service | Peace of Mind

Ralph has 28 years of industrial design and project management experience working with operations and maintenance teams to deliver projects for various clients related to pulp, power generation, water and wastewater treatment through-out northern western Alberta and north-eastern British Columbia.

#### Tamara Wuttunee-Campbell, Business Development Manager

Tamara has worked for Aquatera for 8 years in various leadership roles. Tamara has management experience in Aquatera's Business Development, Account Services and Treatment Operations which includes the Water and wastewater treatment facilities and remote and municipal contracts. Her responsibilities included technical and operational support, optimization of equipment and operations, lab testing and analysis, development of policies and procedures, ensuring compliance with government regulations, and leading a team of 30+ personnel.

Tamara is a leader with a natural ability to collaborate and motivate those around her though a culture of continuous improvement and frontline engagement. Tamara has deep knowledge of regulation, compliance, and industry best practice. Tamara has represented Aquatera on multiple committees such as the Water North Coalition including chairing the Education and Awareness Committee, the Peace Airshed Zone Association, and the Wapiti River Source Protection Plan committee.





SUBJECT:	Consolidated Draft Land Use Bylaw N	lo. 19-813	3	
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEW	VED AN	D APPROVED FOR SUBMISSION
MEETING DATE:	February 16, 2021	CAO:	DT	MANAGER: SAR
DEPARTMENT:	PLANNING & DEVELOPMENT	GM:	RA	PRESENTER: PL
STRATEGIC PLAN:	Development			

#### RELEVANT LEGISLATION:

Provincial – Municipal Government Act, RSA 2000

Council Bylaw/Policy - Land Use Bylaw No. 18-800; Grande Cache Land Use Bylaw No. 799

#### **RECOMMENDED ACTION:**

MOTION: That Committee of the Whole receive the consolidated draft Land Use Bylaw No. 19-813, for information, as presented.

#### BACKGROUND/PROPOSAL:

Greenview began the consolidation of the Greenview and Grande Cache Land Use Bylaws in May 2019. As a result of the dissolution of the Town of Grande Cache, two land use bylaws have been in effect for the Municipal District of Greenview No. 16. Seeking to add consistency and efficiency to the land development process, it was deemed necessary to combine the two documents. The Greenview Land Use Bylaw No. 18-800 was most recently reviewed and adopted in 2019. The Grande Cache Land Use Bylaw No. 799 was reviewed and adopted in 2016. Although the work led to modifications, Administration strived to minimize the changes as this was not intended to be a full review of either document.

We have experienced delays in the review process due to contractor time constraints and subsequent retirement. This has caused the planning staff to entirely take over the planning document review process.

It is necessary to host public engagement for development of any planning document to build consensus and gain community acceptance. In accordance with provincial COVID-19 restrictions, we plan to hold public engagement session(s) to ensure the public have opportunity to provide input and feedback to the proposed Draft Land Use Bylaw (Draft LUB), with the main focus being the Hamlet of Grande Cache.

The review process was prompted by the need to align the two bylaws and establish major changes, such as:

- addressing differences in terminology;
- adjusting Development Authority's jurisdictions and discretion;
- eliminating redundancies and duplications;
- modifying and consolidating land use districts;
- addressing the differences between urban, semi-urban and rural areas; and
- adding clarity to definitions, regulations, uses and district purposes.

One of the major modifications is the reduction of residential land use districts in the Hamlet of Grande Cache from fourteen (14) to three (3) districts. The reason for this is that many of the districts had minor differences or were for future development areas. Often, these future development districts would generally share the characteristics of existing districts. The differences between similar districts were addressed through:

- 1) the use of relative values such as percentages that could be applied to a greater number of contexts;
- 2) the addition of more detailed and scenario-based regulations;
- 3) the inclusion of uses common to all the merged districts; and
- 4) the inclusion of several uses previously included in some but not all merged districts.

For ease of reference, Schedule "A" – 'Highlights of Changes' is attached for Council to identify the context changes for the Hamlet of Grande Cache. Revisions that identify those changes are shown in yellow in the Draft LUB, whereas other revisions identified by planning staff are shown in blue to provide clarity in the Draft LUB.

The Draft LUB is brought to Council for information and direction to Administration on the current approach. Following Council's comments, Administration will make any changes requested, have a legal review of the document, consultation with the public and prepare a final draft. Referral notifications with be circulated to internal departments, external departments and ratepayers. The document will then be brought to Council for first reading.

#### BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is to continue the consolidation process to update Greenview's Land Use Bylaw.

#### DISADVANTAGES OF THE RECOMMENDED ACTION:

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

#### ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative table the motion for further discussion.

Alternative #2: Council has the alternative to add and or make revisions.

#### 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:

Following Council's decision, staff will continue the consolidation process and prepare a final draft of the Consolidated Land Use Bylaw.

#### ATTACHMENT(S):

- Schedule "A" Highlights of Changes
- Schedule "B" Consolidated Draft Land Use Bylaw No. 19.813
- Schedule "C" Districting Maps

#### SCHEDULE 'A'

### HIGHLIGHTS OF CHANGES MADE IN DRAFT LAND USE BYLAW 19-831

Page	Section	Item		
9	1.6.1	Compliance with other legislation		
13	2.2.8	Land Use Bylaw Amendment Applications:		
		- Advertising		
16	3.3.1i)	Permits not required:		
		<ul> <li>farm buildings for agricultural use</li> </ul>		
17	3.3.1q)i)	<ul> <li>hard-surfacing in any yard</li> </ul>		
17	3.3.1q)ii)	<ul> <li>home office (defined in section 9.0)</li> </ul>		
17	3.3.1s)	- structural alteration		
17	3.3.1u)	<ul> <li>WEC micro system (ground-mounted or roof)</li> </ul>		
18	3.4.1b)	Development permit application:		
		<ul> <li>Multi-tenant application submitted by owner</li> </ul>		
21	3.6.2	Development Permit Processing:		
		- Specifies permitted uses		
21	3.6.3	- Referrals for discretionary uses		
21	3.7.1	Development Authority Discretion:		
		<ul> <li>If proposed use of land or building is not specifically listed as</li> </ul>		
		permitted use		
22	3.7.4	- Satisfactory arrangements for utility services		
22	3.8.2	Variances:		
		- 15%		
22-24	3.9	Conditions:		
		<ul> <li>3.9.1 – 3.9.8 Added from/consolidated with GC Bylaw</li> </ul>		
		(Development Agreement with Greenview)		
25	3.10.1	Notifications:		
		<ul> <li>In accordance with Greenview's Advertising Bylaw</li> </ul>		
25	3.11.2	Appeals:		
		<ul> <li>In accordance with Greenview's Advertising Bylaw</li> </ul>		
26	3.13.1	Development Permit Lapses:		
		- Extended for a period of six (6) months		
27	3.14.1a)	Notification of Permit Approval or Refusal of a Discretionary Use:		
		<ul> <li>In accordance with Greenview's Advertising Bylaw</li> </ul>		
27	3.14.4	- Development Authority will not accept application with six months		
		of refusal		
27	3.14.5	- Development Authority will accept application prior to six months		
		if Development Authority deems application sufficiently modified		
27	3.15.1	Notification of Permit Approval or Refusal of a Permitted Use:		
		- At discretion of Development Authority, in accordance with		
		Greenview's Advertising Bylaw		
27	3.15.2	- Moved to Section 3.7.4		

Page	Section	Item
27	3.15.3	<ul> <li>Notice of Decision stating reasons for refusal</li> </ul>
28	3.15.4	<ul> <li>Development Authority will not accept another application until six</li> </ul>
		months after date of refusal
31	5.3	Non-Conforming Uses of Buildings:
		<ul> <li>Sections 5.31 – 5.3.9 added from/consolidated with GC Bylaw</li> </ul>
32	5.4.2	Utility Structures:
		<ul> <li>Utility easement</li> </ul>
32	5.4.3	<ul> <li>Written consent of owner or affected party</li> </ul>
33	5.6.2	Height Exceptions:
		<ul> <li>Addition of some Grande Cache districts</li> </ul>
33	5.7.1a)	Uses Permitted in Any District:
		– Fences
34	5.7.1f)	<ul> <li>Wind Energy Conversion System, Micro</li> </ul>
34	5.8.2	Prohibited Uses, Objectionable or Restricted Developments:
		<ul> <li>Prior contamination</li> </ul>
34	5.8.3	– Nuisance
34	5.8.4	<ul> <li>Hazard/nuisance of industrial use</li> </ul>
35	5.10.1	Temporary Buildings and Uses
		<ul> <li>Development Authority may impose conditions</li> </ul>
35	5.10.2	<ul> <li>Pre-fabricated structure not exceeding six months</li> </ul>
35	5.10.3	<ul> <li>May be extended for six months</li> </ul>
35	5.10.4	- Condition of removal
36	5.11.1	Setbacks from Adjacent Roadways:
		<ul> <li>Unless stipulated in Land Use Districts</li> </ul>
36	5.12.1	Setback Exceptions:
		<ul> <li>Permitted to project into front, side and rear yard setbacks</li> </ul>
36	5.12.1c)	<ul> <li>Patios, sundecks cannot exceed 40% of required yard width</li> </ul>
38	5.14.1	Site Stripping, Grading/Elevation and Drainage:
		<ul> <li>Approved development permit required</li> </ul>
38	5.14.2	<ul> <li>May require engineered plans</li> </ul>
38	5.14.3	<ul> <li>Dugout/waterbody</li> </ul>
38	5.14.6	<ul> <li>Grading and drainage plans</li> </ul>
39-40	5.16.1	Corner and Double-Fronting Parcels:
		<ul> <li>Added some Grande Cache Land Use Districts and information</li> </ul>
		from Grande Cache Land Use Bylaw
40	5.17.1	Conversion of Building Use:
		<ul> <li>Conforms to District in which is located</li> </ul>
41	5.18.1	Landscaping and Screening:
		<ul> <li>Landscaping plans</li> </ul>

Page	Section	Item	
41	5.18.2	<ul> <li>In accordance with applicable Greenview standards</li> </ul>	
41	5.18.3	<ul> <li>Approval by Development Authority before commencement</li> </ul>	
43	5.19.2	Objects Restricted in Residential Areas:	
		<ul> <li>What applies in specific Grande Cache Districts</li> </ul>	
44	5.21.1e)	Accessory Buildings, Structures and Uses:	
		<ul> <li>Flanking front yard (as per Grande Cache Bylaw)</li> </ul>	
45-48	5.21.2	<ul> <li>Specific to the Hamlet of Grande Cache</li> </ul>	
48	5.22.1	Fences and Shelterbelts:	
		<ul> <li>Permanent material</li> </ul>	
48	5.22.2	<ul> <li>Restrictions in hamlet districts</li> </ul>	
48	5.22.5	<ul> <li>Height includes some GC districts</li> </ul>	
48	5.22.6	<ul> <li>Height of fences on exterior yards may not exceed 1.8 m</li> </ul>	
49	5.22.10	<ul> <li>May require a fence or hedge</li> </ul>	
50	5.25.2	Leisure Accommodation:	
		<ul> <li>Maximum of two detached cabins</li> </ul>	
50	5.26.1	Home Occupations:	
		<ul> <li>New or small business</li> </ul>	
51	5.26.1a)	<ul> <li>Incidental and secondary to use of dwelling</li> </ul>	
51	5.26.1f)	<ul> <li>May be reviewed and possibly revoked</li> </ul>	
51	5.26.1g)	<ul> <li>Shall not include wrecking yards or sand and gravel processing</li> </ul>	
52	5.26.4	<ul> <li>Additional regulations in some Grande Cache districts</li> </ul>	
54	5.29	Comprehensive Site Planning:	
		<ul> <li>Sections 5.29.1 – 5.29.6 added from/consolidated with GC Bylaw</li> </ul>	
56	5.30	Hazardous Chemical Storage and Handling:	
		<ul> <li>Sections 5.30.1 – 5.30 added from/consolidated with GC Bylaw</li> </ul>	
57	5.31	Fire and Emergency Services Protection:	
		<ul> <li>Sections 5.31.1 – 5.31.4 added from/consolidated with GC Bylaw</li> </ul>	
57	5.32	Industrial Subdivision/Development:	
		<ul> <li>Sections 5.32.1 – 5.32.2 added from/consolidated with GC Bylaw</li> </ul>	
58	5.33	Country Residential Subdivision/Development:	
		<ul> <li>Sections 5.33.1 – 5.33.2 added from/consolidated with GC Bylaw</li> </ul>	
58	5.34	Child Care Facilities & Child Care/ Family Day Home:	
		<ul> <li>Sections 5.34.1 – 5.34.2 added from/consolidated with GC Bylaw</li> </ul>	
59	5.35	Telecommunication Towers:	
		<ul> <li>Sections 5.35.1 – 5.35.9 added from/consolidated with GC Bylaw</li> </ul>	
60	5.36	Wind Energy Conversion Systems (WECS):	
		<ul> <li>Sections 5.36.1 – 5.36.11 added from/consolidated with GC Bylaw</li> </ul>	
67	5.37	Solar Collectors:	
		<ul> <li>Sections 5.37.1 – 5.37.4 added from/consolidated with GC Bylaw</li> </ul>	

Page	Section	Item
68	5.38	Site Suitability & Testing:
		<ul> <li>Sections 5.38.1 – 5.38.6 added from/consolidated with GC Bylaw</li> </ul>
73	5.45.2s)	Kennels:
		<ul> <li>Included some Grande Cache districts</li> </ul>
74	5.45.3	<ul> <li>Setbacks in specific districts</li> </ul>
74	5.46	Adult Entertainment Establishment:
		<ul> <li>Sections 5.46.1 – 5.46.3 added from/consolidated with GC Bylaw</li> </ul>
75	5.47	Cannabis Sales, Alcohol Sales and Licensed Drinking Establishments:
		<ul> <li>Sections 5.47.1 – 5.47.3 added from/consolidated with GC Bylaw</li> </ul>
75	5.48	Drive-Through Businesses:
		<ul> <li>Sections 5.48.1 – 5.48.13 added from/consolidated with GC Bylaw</li> </ul>
77	5.49	Mixed Use Development:
		<ul> <li>Sections 5.49.1 added from/consolidated with GC Bylaw</li> </ul>
78	5.50	Multiple-Unit Dwellings:
		<ul> <li>Sections 5.50.1 – 5.50.11 added from/consolidated with GC Bylaw</li> </ul>
80	5.51	Retail Gasoline Sales, Bulk Fuel Depots and Vehicle Washing
		Establishments:
		<ul> <li>Sections 5.51.1 – 5.51.6 added from/consolidated with GC Bylaw</li> </ul>
80	5.52	Show Homes:
		<ul> <li>Sections 5.52.1 – 5.52.2 added from/consolidated with GC Bylaw</li> </ul>
82	5.56.1a)	Farm Buildings:
		- Safety Codes permits
82	5.56.1b)	<ul> <li>Development permit required if farm building does not apply with</li> </ul>
		setbacks
83	5.56.1c)	<ul> <li>Farm Building Confirmation form</li> </ul>
83	5.56.1d)	<ul> <li>Development permit required for dwellings/accessory buildings</li> </ul>
86	5.61.1c)	Signage:
		<ul> <li>Abandoned signs</li> </ul>
89	5.62	Sign Provisions – Hamlet Districts:
		<ul> <li>Sections 5.62.1 – 5.62.32 added from/consolidated with GC Bylaw</li> </ul>
100	6.1.4	Parking and Storage:
		<ul> <li>In specific Grande Cache districts</li> </ul>
101	6.2.2	Vehicle Storage:
		<ul> <li>In specific Grande Cache districts</li> </ul>
102	6.3.3	Parking Space Standards:
		– In hamlet districts
102	6.3.5	<ul> <li>Manoeuvring aisles</li> </ul>
102	6.3.7	<ul> <li>Parking in GC-LDR District</li> </ul>
103	6.3.8	<ul> <li>Refers to differing parking within hamlets</li> </ul>

Page	Section	Item
103	6.3.11	– Parallel Parking
103	6.4.1	Parking Spaces for Persons with Disabilities:
		<ul> <li>Barrier-free parking</li> </ul>
103	6.4.2	Required Parking Spaces:
		<ul> <li>Off-street and barrier-free</li> </ul>
104	6.5.2	Parking Regulations:
		<ul> <li>Refers to 6.5.10 (Page 105)</li> </ul>
104	6.5.6	<ul> <li>Additional parking not required on modifications</li> </ul>
104	6.5.7	<ul> <li>Additional parking required when floor area of building expands</li> </ul>
104	6.5.8	<ul> <li>Additional parking not permitted upon change of use</li> </ul>
104	6.5.9	<ul> <li>Table 6-1 – Off-Street Parking Regulations:</li> </ul>
		<ul> <li>Uses and minimum number of required off-street parking</li> </ul>
		spaces added from/consolidated with GC Bylaw
105	6.5.10	<ul> <li>Within hamlets added from/consolidated with GC Bylaw</li> </ul>
108	6.6	Off-Street Loading:
		<ul> <li>Sections 6.6.1 – 6.6.6 added from/consolidated with GC Bylaw</li> </ul>
109	6.7	Differing Parking Requirements Within Hamlets:
		<ul> <li>Sections 6.7.1 – 6.7.5 added from/consolidated with GC Bylaw</li> </ul>
111	7.1	District Classification:
		<ul> <li>Added Grande Cache Districts</li> </ul>
112	7.3.1	Land Use District Boundaries:
		<ul> <li>In accordance with the Land Use Districts</li> </ul>
113	8.1	Agricultural One (A-1) District:
		<ul> <li>Table 8-1 – Added from/consolidated with GC Bylaw</li> </ul>
115	8.1.4b)	<ul> <li>Other Regulations:</li> </ul>
		<ul> <li>Fragmented parcels</li> </ul>
116	8.1.4e)	<ul> <li>Industrial Trailer/Wellsite</li> </ul>
		<ul> <li>Specifications</li> </ul>
117	8.2	Agricultural Two (A-2) District:
		<ul> <li>Table 8-3 – Added from/consolidated with GC Bylaw</li> </ul>
120	8.3	Rural Settlement (RS) District:
		<ul> <li>Table 8-5 – Added from/consolidated with GC Bylaw</li> </ul>
122	8.4	Country Residential One (CR-1) District:
		<ul> <li>Table 8-7 – Added from/consolidated with GC Bylaw</li> </ul>
125	8.5	Country Residential Two (CR-2) District:
		<ul> <li>Table 8-10 – Added from/consolidated with GC Bylaw</li> </ul>
128	8.6	Country Residential Three (CR-3) District:
		<ul> <li>Table 8-12 – Added from/consolidated with GC Bylaw</li> </ul>
		<ul> <li>Table 8-13 – Included two accommodation, leisure</li> </ul>

Page	Section	Item
130	8.7	Hamlet Residential (HR) District:
		<ul> <li>Table 8-14 – Added from/consolidated with GC Bylaw</li> </ul>
133	8.8	Grande Cache Lower Density Residential (GC-LDR) District:
		<ul> <li>Table 8-16 – Added from/consolidated with GC Bylaw</li> </ul>
137	8.9	Grande Cache Higher Density Residential (GC-HDR) District:
		<ul> <li>Table 8-18 – Added from/consolidated with GC Bylaw</li> </ul>
140	8.10	Grande Cache Manufactured Home Park (GC-MHP) District:
		<ul> <li>Table 8-20 – Added from/consolidated with GC Bylaw</li> </ul>
144	8.11	Manufactured Home Park (MHP) District:
		<ul> <li>Table 8-22 – Added from/consolidated with GC Bylaw</li> </ul>
		<ul> <li>Table 8-23 – Maximum building and structure height</li> </ul>
147	8.13	Direct Control Business Park (DC-BP) District:
		<ul> <li>Table 8-25 – Added from/consolidated with GC Bylaw</li> </ul>
153	8.14	Institutional (INS) District:
		<ul> <li>Table 8-27 – Added from/consolidated with GC Bylaw</li> </ul>
155	8.15	Recreational (REC) District:
		<ul> <li>Table 8-29 – Added from/consolidated with GC Bylaw</li> </ul>
157	8.16	Hamlet Commercial (HC) District:
		<ul> <li>Table 8-31 – Added from/consolidated with GC Bylaw</li> </ul>
159	8.17	Grande Cache Central Commercial (GC-CC) District:
		<ul> <li>Table 8-33 – Added from/consolidated with GC Bylaw</li> </ul>
162	8.18	Grande Cache Highway Commercial (GC-HC) District:
		<ul> <li>Table 8-35 – Added from/consolidated with GC Bylaw</li> </ul>
165	8.19	Grande Cache Commercial Industrial (GC-CI) District:
		<ul> <li>Table 8-37 – Added from/consolidated with GC Bylaw</li> </ul>
169	8.20	Grande Cache Neighbourhood (GC-NC) District:
		<ul> <li>Table 8-39 – Added from/consolidated with GC Bylaw</li> </ul>
172	8.21	Rural Commercial (RC) District:
		<ul> <li>Table 8-41 – Added from/consolidated with GC Bylaw</li> </ul>
174	8.22	Hamlet Industrial (HI) District:
		<ul> <li>Table 8-43 – Added from/consolidated with GC Bylaw</li> </ul>
176	8.23	Industrial Light (M-1) District:
		<ul> <li>Table 8-45 – Added from/consolidated with GC Bylaw</li> </ul>
178	8.24	Industrial General (M-2) District:
		<ul> <li>Table 8-47 – Added from/consolidated with GC Bylaw</li> </ul>
180	8.25	Grande Cache Expansion Area (GC-EA) District:
		<ul> <li>Table 8-49 – Added from/consolidated with GC Bylaw</li> </ul>
182	8.26	Crown Land (CL) District:
		<ul> <li>Table 8-50 – Added from/consolidated with GC Bylaw</li> </ul>

Page	Section	Item
184	9.0	Definitions (added from/consolidated with GC Bylaw):
		<ul> <li>Adult Entertainment Establishment</li> </ul>
185	9.0	<ul> <li>Agricultural, Support Service</li> </ul>
		– Alcohol Sales
		<ul> <li>Amusement Establishment, Minor</li> </ul>
186	9.0	<ul> <li>Auctioneering Establishment</li> </ul>
		<ul> <li>Automotive/Recreational Vehicle (RV) Sales and Rental</li> </ul>
		<ul> <li>Automotive Service</li> </ul>
		<ul> <li>Automotive Supply Store</li> </ul>
187	9.0	<ul> <li>Business Support Services Establishment</li> </ul>
188	9.0	<ul> <li>Cannabis Sales</li> </ul>
		– Campsite
		<ul> <li>Casino and Gaming Establishment</li> </ul>
189	9.0	– Commercial School
		<ul> <li>Community Recreation Service</li> </ul>
190	9.0	– Country Inn
		<ul> <li>Drive-Through Business</li> </ul>
191	9.0	<ul> <li>Dwelling, Accessory</li> </ul>
192	9.0	– Dwelling, Park Model
193	9.0	<ul> <li>Equipment Rental Establishment</li> </ul>
194	9.0	<ul> <li>Exhibition and Convention Facility</li> </ul>
		<ul> <li>Exterior Storage</li> </ul>
		– Farm
		<ul> <li>Farm Building</li> </ul>
195	9.0	<ul> <li>Financial Services</li> </ul>
		<ul> <li>First Parcel Out</li> </ul>
		<ul> <li>Fitness and Wellness Facility</li> </ul>
		<ul> <li>Fleet Services</li> </ul>
196	9.0	– Floor Area Ratio
		<ul> <li>Fragmented Parcel</li> </ul>
		<ul> <li>Funeral Services</li> </ul>
		– Gas Bar
197	9.0	<ul> <li>Greenhouse and Plant Nursery</li> </ul>
		<ul> <li>Group Care Facility</li> </ul>
		– Group Home
		<ul> <li>Heavy Equipment Sales and Rentals</li> </ul>
198	9.0	– Home Office
199	9.0	<ul> <li>Household Repair Service</li> </ul>
		<ul> <li>Industrial Trailer (Wellsite Trailer)</li> </ul>
		<ul> <li>Industrial Vehicle and Equipment Sales/Rentals Establishment</li> </ul>

Page	Section	Item	
200	9.0	<ul> <li>Licenced Drinking Establishment</li> </ul>	
201	9.0	<ul> <li>Manufactured Home Site</li> </ul>	
202	9.0	<ul> <li>Mixed-Use Development</li> </ul>	
203	9.0	<ul> <li>Oil and Gas Facility</li> </ul>	
206	9.0	<ul> <li>Pet Store and Grooming</li> </ul>	
		<ul> <li>Prefabricated Structure</li> </ul>	
		– Public Park	
208	9.0	<ul> <li>Recycling Depot</li> </ul>	
		<ul> <li>Retail Store, General</li> </ul>	
		<ul> <li>Retail Store, Specialty</li> </ul>	
209	9.0	<ul> <li>Sanitary Dump Station</li> </ul>	
		<ul> <li>Self-Service Storage Facility</li> </ul>	
210	9.0	<ul> <li>Shopping Centre</li> </ul>	
		– Show Home	
211	9.0	<ul> <li>Supportive Living Accommodation</li> </ul>	
		<ul> <li>Temporary Use</li> </ul>	
		– Theatre	
213	9.0	<ul> <li>Warehouse Sales Establishment</li> </ul>	
		<ul> <li>Water Reservoir</li> </ul>	
		<ul> <li>Wind Energy Conversion System, Micro</li> </ul>	



## **Municipal District of Greenview No. 16**

Land Use Bylaw

No.19-813

# PRELIMINARY DRAFT REVISED – January 2021



#### A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, for adopting Bylaw 19-813, being the Land Use Bylaw.

**WHEREAS** Council wishes to repeal Land Use Bylaw No. 18-800, 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. 19-813'.
- 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. Bylaw No. 19-813 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 day of final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021.

REEVE

CHIEF ADMINISTRATIVE OFFICER

Bylaw No.       Date of Adoption         Image: Straight of the straight of	Purpose of Amendment

### SCHEDULE A

### Land Use Bylaw

### Table of Contents

### SCHEDULE A – Land Use Bylaw

1.0	GEN	IERAL9
1	.1	Purpose9
1	.2	Application of Bylaw9
1	.3	Units of Measurement9
1	.4	Reference Material9
1	.5	Applicable Regulations9
1	.6	Compliance with Other Legislation9
1	.7	Severability10
2.0		AINISTRATION
2	.1	Development and Subdivision Authority11
2	.2	Land Use Bylaw Amendment Applications11
3.0	DEV	/ELOPMENT PERMITS
3	.1	Control of Development
3	.2	Permits Required15
3	.3	Permits Not Required15
3	.4	Development Permit Application
3	.5	Complete Development Permit Application20
3	.6	Development Permit Processing21
3	.7	Development Authority Discretion21
3	.8	Variances
3	.9	Conditions
3	.10	Notifications25
3	.11	Appeals25
3	.12	Enforcement
3	.13	Development Permit Lapses
3	.14	Notification of Permit Approval or Refusal of a Discretionary Use
3	.15	Notification of Permit Approval or Refusal of a Permitted Use
4.0	SUE	3DIVISIONS
4		Complete Subdivision Application

5.0 GE	NERAL REGULATIONS	
5.1	Applicability	31
5.2	Non-Conforming Parcels	31
5.3	Non-Conforming Uses and Buildings	31
5.4	Utility Structures	
5.5	Location and Siting	32
5.6	Height Exceptions	
5.7	Uses Permitted in Any District	
5.8	Prohibited Uses, Objectionable or Restricted Developments	34
5.9	Number of Dwellings	35
5.10	Temporary <mark>Buildings and Uses</mark>	35
5.11	Setbacks from Adjacent Roadways	
5.12	Setback Exceptions	36
5.13	Parcel Area and Width	
5.14	Site Stripping, Grading/Elevation and Drainage	
5.15	Access to a Parcel of Land	
5.16	Corner and Double-Fronting Parcels	40
<mark>5.17</mark>	Conversion of Building Use	41
5.18	Landscaping and Screening	41
5.19	Objects Restricted in Residential Areas	44
5.20	Relocation of Buildings	44
5.21	Accessory Buildings, Structures and Uses	44
5.22	Fences and Shelterbelts	49
5.23	Suites	50
5.24	Cannabis Production Facility	51
5.25	Leisure Accommodation	51
5.26	Home Occupations	51
5.27	Bed and Breakfasts	54
5.28	Manufactured Homes	54
<mark>5.29</mark>	Comprehensive Site Planning	55
<mark>5.30</mark>	Hazardous Chemical Storage and Handling	57
<mark>5.31</mark>	Fire and Emergency Services Protection	58
<mark>5.32</mark>	Industrial Subdivision/Development	58

Page ii

<mark>5.33</mark>	Country Residential Subdivision/Development	59
<mark>5.34</mark>	Child Care Facilities & Child Care/Family Day Homes	
<mark>5.35</mark>	Telecommunication Towers	60
<mark>5.36</mark>	Wind Energy Conversion Systems (WECS)	61
<mark>5.37</mark>	Solar Collectors	
<mark>5.38</mark>	Site Suitability & Testing	
5.39	Environmental Standards	70
5.40	Slope Stability	70
5.41	Site Reclamation	71
5.42	Soil Remediation	72
5.43	Riparian Protection Area	72
5.44	Riparian Protection Regulations – Compliances & Variance	74
5.45	Kennels	74
<mark>5.46</mark>	Adult Entertainment Establishment	75
<mark>5.47</mark>	Cannabis Sales, Alcohol Sales and Licensed Drinking Establishments	76
<mark>5.48</mark>	Drive-Through Businesses	76
<mark>5.49</mark>	Mixed Use Development	78
<mark>5.50</mark>	Multiple-Unit Dwellings	79
<mark>5.51</mark>	Retail Gasoline Sales, Bulk Fuel Depots and Vehicle Washing Establishments	
<mark>5.52</mark>	Show Homes	
5.53	Backyard Beekeeping	
5.54	Backyard Hen Enclosures	
5.55	Shipping Containers	
5.56	Farm Buildings	
5.57	Employee Accommodation	
5.58	Work Camps – General	
5.59	Recreational Vehicles	
5.60	Campgrounds	
5.61	Signage	
<mark>5.62</mark>	Sign Provisions – Hamlet Districts	
6.0 OF	F-STREET PARKING <mark>, ACCESS AND LOADING</mark> REGULATIONS	
6.1	Parking and Storage	
6.2	Vehicle Storage	

Page iii

6.3	Parking Space Standards	
6.4	Parking Spaces for Persons with Disabilities	
6.5	Parking Regulations	
<mark>6.6</mark>	Off-Street Loading	
<mark>6.7</mark>	Differing Parking Requirements Within Hamlets	
7.0 ES	TABLISHMENT OF DISTRICTS	
7.1	District Classification	
7.2	Location of Districts	
7.3	Land Use District <mark>Boundaries</mark>	
8.0 LA	ND USE DISTRICTS	114
8.1	Agricultural One (A-1) District	
8.2	Agricultural Two (A-2) District	
8.3	Rural Settlement (RS) District	
8.4	Country Residential One (CR-1) District	
8.5	Country Residential Two (CR-2) District	
8.6	Country Residential Three (CR-3) District	
8.7	Hamlet Residential (HR) District	
<mark>8.8</mark>	Grande Cache Lower Density Residential (GC-LDR) District	
<mark>8.9</mark>	Grande Cache Higher Density Residential (GC-HDR) District	
<mark>8.10</mark>	Grande Cache Manufactured Home Park (GC-MHP) District	141
8.11	Manufactured Home Park (MHP) District	145
8.12	Direct Control (DC) District	147
<mark>8.13</mark>	Direct Control Business Park (DC-BP) District	
8.14	Institutional (INS) District	
8.15	Recreational (REC) District	
8.16	Hamlet Commercial (HC) District	
<mark>8.17</mark>	Grande Cache Central Commercial (GC-CC) District	
<mark>8.18</mark>	Grande Cache Highway Commercial (GC-HC) District	
<mark>8.19</mark>	Grande Cache Commercial Industrial (GC-CI) District	
<mark>8.20</mark>	Grande Cache Neighbourhood (GC-NC) District	
8.21	Rural Commercial (RC) District	
8.22	Hamlet Industrial (HI) District	175
8.23	Industrial Light (M-1) District	

Page iv

#### **Municipal District of Greenview No. 16**

10.0LAND USE BYLAW MAPS		
9.0 DEFINITIONS		185
8.26	Crown Land (CL) District	
<mark>8.25</mark>	Grande Cache Expansion Area (GC-EA) District	
8.24	Industrial General (M-2) District	

### List of Tables

Table 5-1: Depth of Slope Setback Requirements	70
Table 5-2: Recreational Vehicle Regulations         8	86
Table 6-1: Off-Street Parking Regulations         10	05
Table 7-1: Establishment of Districts         11	12
Table 8-1: A-1 Permitted and Discretionary Uses         11	14
Table 8-2: A-1 District Regulations         11	15
Table 8-3: A-2 Permitted and Discretionary Uses         11	18
Table 8-4: A-2 District Regulations         11	19
Table 8-5: RS Permitted and Discretionary Uses         12	21
Table 8-6: RS District Regulations	22
Table 8-7: CR-1 Permitted and Discretionary Uses         12	23
Table 8-8: CR-1 District Regulations         12	24
Table 8-9: CR-1 Livestock Animal Equivalents         12	25
Table 8-10: CR-2 Permitted and Discretionary Uses         12	26
Table 8-11: CR-2 District Regulations         12	27
Table 8-12: CR-3 Permitted and Discretionary Uses         12	29
Table 8-13: CR-3 District Regulations         13	30
Table 8-14: HR Permitted and Discretionary Uses         13	31
Table 8-15: HR District Regulations         13	32
Table 8-16: GC-LDR Permitted and Discretionary Uses         13	34
Table 8-17: GC-LDR District Regulations         13	35
Table 8-18: GC-HDR Permitted and Discretionary Uses         13	38
Table 8-19: GC-HDR District Regulations         13	39
Table 8-20: GC-MHP Permitted and Discretionary Uses         14	41
Table 8-21: GC-MHP District Regulations         14	41
Table 8-22: MHP Permitted and Discretionary Uses         14	45
Table 8-23:         MHP District Regulations         14	46
Table 8-24: DC Permitted and Discretionary Uses         14	47
Table 8-25: DC-BP Permitted and Discretionary Uses         14	48
Table 8-26: DC-BP District Regulations         14	49
Table 8-27: INS Permitted and Discretionary Uses         15	54
Table 8-28: INS District Regulations         15	55
Table 8-29: REC Permitted and Discretionary Uses	56
Table 8-30: REC District Regulations	57

Table 8-31:	HC Permitted and Discretionary Uses	158
Table 8-32:	HC District Regulations	159
Table 8-33:	GC-CC Permitted and Discretionary Uses	160
Table 8-34:	GC-CC District Regulations	161
Table 8-35:	GC-HC Permitted and Discretionary Uses	163
Table 8-36:	GC-HC District Regulations	164
Table 8-37:	GC-CI Permitted and Discretionary Uses	166
Table 8-38:	GC-CI District Regulations	167
Table 8-39:	GC-NC Permitted and Discretionary Uses	170
Table 8-40:	GC-NC District Regulations	170
Table 8-41:	RC Permitted and Discretionary Uses	173
Table 8-42:	RC District Regulations	174
Table 8-43:	HI Permitted and Discretionary Uses	175
Table 8-44:	HI District Regulations	176
Table 8-45:	M-1 Permitted and Discretionary Uses	177
Table 8-46:	M-1 District Regulations	178
Table 8-47:	M-2 Permitted and Discretionary Uses	179
Table 8-48:	M-2 District Regulations	180
Table 8-49:	GC-EA Permitted and Discretionary Uses	181
Table 8-50:	CL Permitted and Discretionary Uses	183

# List of Figures

Figure 5-1:	Illustration of Corner Parcel Sight Triangle	40
Figure 5-2:	Slope Depth	71
Figure 5-3:	Illustration of Flood Hazard Area	73
Figure 8-1:	Examples of A-1 Dwelling Configurations	116
Figure 8-2:	Examples of A-2 Dwelling Configurations	119
Figure 8-3:	Example of CR-1 Dwelling Configuration	124
Figure 8-4:	Example of CR-2 Dwelling Configurations	127
Figure 8-5:	Example of HR Dwelling Configurations	133
Figure 8-6:	Example of GC-LDR Dwelling Configuration	137
Figure 9-1:	Illustration of Dwelling – Multiplex	192
Figure 9-2:	Illustration of Dwelling – Semi-Detached	193
Figure 9-3:	Illustration of Dwelling – Townhouse	194
Figure 9-4:	Illustration of Fence Height	196

Figure 9-5:	Illustration of Grade	197
Figure 9-6:	Illustration of Height	199
Figure 9-7:	Illustration of Parcel Coverage	205
Figure 9-8:	Illustration of Parcel Lines	206
Figure 9-9:	Illustration of Parcel Width	206
Figure 9-10	: Illustration of Typical Stream	212
Figure 9-11	: Illustration of Yards	215

# 1.0 GENERAL

# 1.1 Purpose

1.1.1 The purpose of this Bylaw is to regulate the use and development of land and buildings within the Municipal District of Greenview No. 16 (hereafter called "Greenview").

# 1.2 Application of Bylaw

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

# 1.3 Units of Measurement

1.3.1 The standard of measurement used in this Bylaw is metric, and any reference to imperial measure is for convenience. Where measurements are stated in both metric and imperial units, and for any reason clarification is sought, the metric unit shall apply.

# 1.4 **Reference Material**

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

# 1.5 Applicable Regulations

- 1.5.1 This Bylaw sets out the minimum regulations applicable to a situation.
- 1.5.2 Where this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.

# 1.6 Compliance with Other Legislation

- 1.6.1 A person applying for a development permit or in possession of a valid development permit is fully responsible for ensuring the development complies and is carried out in accordance with:
- a) the requirements of any other federal, provincial or municipal enactment or any other law;
- b) without limiting the generality of the foregoing, the requirements of the Safety Codes Act and regulations including but not limited to the Alberta Building Code and Alberta Fire Code, Public Highways Development Act, Environmental Protection and Enhancement Act, and Natural Resources Conservation Board Act, and,
- c) the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

- 1.6.2 The Municipality is not responsible for nor does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor to monitor or enforce compliance with such legislation.
- 1.6.3 The applicant for a development permit shall be responsible for compliance with all federal, provincial and municipal enactments and any other law applicable to the use and development of the land and buildings. It is hereby deemed a condition of every development permit, whether or not expressly stated therein that the applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals from the authorities/regulators having jurisdiction.

# 1.7 Severability

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

# 2.0 ADMINISTRATION

#### 2.1 Development and Subdivision Authority

- 2.1.1 The position of the Development Authority is established in accordance with appropriate sections of the *Municipal Government Act*.
- 2.1.2 The Development Authority for Greenview shall perform duties in accordance with the *Municipal Government Act*, the Subdivision and Development Regulation and the Development Authority Bylaw.
- 2.1.3 For administration of this Bylaw, Council hereby delegates responsibility to:
  - a) Any Greenview employee designated as the Development Authority; or,
  - b) Any other person specifically delegated in writing as having the authority to make a decision on development permit applications.
- 2.1.4 The position of Subdivision Authority is established in accordance with appropriate sections of the *Municipal Government Act*.
- 2.1.5 The Municipal Planning Commission (MPC) of Greenview shall act as the Development Authority for those uses listed in Land Use Districts as Discretionary Uses.
- 2.1.6 The Development Authority of Greenview shall act as the Development Authority for those uses listed in Land Use Districts as Permitted Uses.
- 2.1.7 Any person applying for a development permit or affected by an order may appeal to the appropriate appeal body.

#### 2.2 Land Use Bylaw Amendment Applications

- 2.2.1 An application to amend this Land Use Bylaw may be made in writing to Greenview by:
  - a) The owner of a parcel or site; or,
  - b) The agent for the owner of a parcel or site.
- 2.2.2 The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information, in accordance with Greenview's policies and procedures in this Bylaw.
- 2.2.3 A completed application shall require the following:
  - a) A non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw;
  - b) A copy of the Certificate of Title for the lands affected;
  - c) Owner authorization and, where applicable, an applicant signature;

Page 11

- 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 (2,640 ft.) radius of the boundaries of the site;
- f) 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,
- g) 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 Greenview's Advertising Bylaw. 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;
- A temporary building, the sole purpose of which is incidental to the construction or alteration of a permanent building, for which a development permit has been issued provided it is removed within thirty (30) days of project completion;
- i) Farm buildings for agricultural use associated directly with the farm operation on which it is located when compliant with the prescribed setbacks in A-1 and A-2 Districts;
- j) Accessory buildings which have a floor area of no greater than 15.0 m<sup>2</sup> (161.5 ft<sup>2</sup>);
- k) Any signage for which approval from Alberta Transportation is required;
- I) On-site landscaping;
- m) Non-enclosed Decks which are less than 0.6 m (2.0 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,
- One temporary on-site sign not exceeding 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area or 1.5 m (4.9 ft.) in height and intended for:
  - i. Advertising the sale or lease of a dwelling 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:

- Hard-surfacing in any yard to provide vehicular access from a road to an on-site parking space provided that such hard-surfacing does not exceed 6.8 m (22.3 ft.) in width;
- ii. Home Office as defined in Section 9.0;
- Minor development not exceeding 2.0 m (6.6 ft.) in height, where there is an existing dwelling. This includes, but is not limited to a barbeque, composting bin, garbage enclosure, lawn sculpture, privacy screen or bird feeder;
- iv. Pergola;
- v. Satellite dish;
- vi. Unenclosed steps, landings or stairs (at grade);
- vii. Sun shelters over a deck or a patio;
- viii. Air conditioning unit;
- ix. Solar collectors attached to a building;
- x. Light standard or flagpole when located on a parcel containing a single detached dwelling;
- xi. Decorative pond or water feature less than 0.6 m (2.0 ft.) in depth
- xii. Private play structures; or
- xiii. 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,
  - The change in use is from a permitted or discretionary use to a permitted use within the applicable District, does not involve any structural alteration and complies with any applicable provisions of this Bylaw.
- t) Clock towers, monuments, sculptures or federal, provincial or municipal flags and their support structures, as well as other similar aesthetic enhancements;
- A Wind Energy Conversion System, Micro where mounted to a roof or attached to an accessory building, or ground-mounted in a side or rear yard, in accordance with the following provisions:

- i. One Wind Energy Conversion System, Micro per parcel, more than one per parcel requiring approval from the Development Authority;
- ii. Compliance with side and rear yard setbacks of the applicable District;
- 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,
- iv. 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 on parcels greater than ten (10.0) acres;
- 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;
- y) Work camps established for oil and gas drilling rigs; and,
- 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, unless the application pertains to a multitenant property, in which case the application must be submitted by the owner.
- 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
    - 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 5.18;
- 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 m<sup>2</sup> (500 ft<sup>2</sup>) or an alteration to an existing building that will result in a building larger than 47 m<sup>2</sup> (500 ft<sup>2</sup>), 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 (such as lot grading, drainage, hydrological, wetland assessment), 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 and other municipal services and facilities; and,
- I) 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 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;
  - 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.
- 3.5.4 If the applicant submits all the outstanding information and documents required by the Development Authority pursuant to Section 3.5.3 on or before the date prescribed by the Development Authority or as agreed upon by the applicant and the Development Authority, the application is deemed to be complete.
- 3.5.5 If the applicant fails to submit all the outstanding information and documents required by the Development Authority pursuant to Section 3.5.3 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.
- 3.5.6 If an application is deemed to be refused under this Section 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.
- 3.5.7 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.

3.5.8 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 for permitted uses, the Development Authority may refer the application to:
  - a) Other Greenview departments for review and comments; and,
  - b) Any agency to receive comment and advice.
- 3.6.3 Upon receipt of a complete application for discretionary uses or variances, the Development Authority shall refer the application to:
  - a) Other Greenview departments for review and comments;
  - b) Any agency in order to receive comment and advice; and
  - c) Adjacent landowners for development within hamlet boundaries; or
  - d) Landowners within an 804.0-metre radius for development outside hamlet boundaries.

# 3.7 Development Authority Discretion

- 3.7.1 If a proposed use of land or a building is not specifically 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, unless it is obvious to the Development Authority that the proposed use clearly aligns with a use or uses listed as Permitted Uses, in which case, the Development Authority may issue a development permit for the proposed use as a Permitted 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.
- 3.7.4 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.

# 3.8 Variances

- 3.8.1 The Development Authority may issue a development permit granting a variance of a requirement of this Bylaw provided the proposed development would not, in the opinion of the Development Authority:
  - a) Unduly interfere with the amenities of the neighbourhood; and,
  - b) Materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 3.8.2 In the case of permitted uses, should an appropriate case be made, the Development Officer may allow a variance not exceeding 15% 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 may require that as a condition of issuing a development permit, the applicant enter into an agreement with the Municipality:
  - a) to construct or pay for the construction of a road required to give access to the development;
  - b) to construct or pay for the construction of:
    - i. a pedestrian walkway system to serve the development, or

- pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both;
- to install or pay for the installation of public utilities or works, that are necessary to serve the development;
- iv. to construct or pay for the construction of:
  - 1. off-street or other parking facilities, and
  - loading and unloading facilities;
- c) to pay an off-site levy or redevelopment levy; and/or,
- d) to make all arrangements for the provision of required shallow/franchise utilities.
- 3.9.2 Any Development Agreement entered into in accordance with Section 3.9.1 may, at the discretion of the Development Authority, be subject to the following requirements:
  - a) all construction to be completed to the satisfaction of the Development Authority;
  - b) all drawings to be submitted under the seal of a Professional Engineer;
  - c) following construction, record drawings to be submitted to the Development Authority including digital copies; and
  - d) that a caveat be registered by the Municipality in respect of the Development Agreement against the Certificate of Title for the parcel of land that is the subject of the development. The said caveat shall be discharged when all requirements of the said Agreement have been complied with to the satisfaction of the Development Authority.
- 3.9.3 The Development Authority may require that as a condition of issuing a development permit, the applicant provide security to ensure the applicant complies with this Bylaw, a development permit, an agreement under Section 3.9.1 or a statutory plan enacted by the Municipality, which security may include, but is not limited to an irrevocable letter of credit or charge against the title to the site.
- 3.9.4 Where municipal infrastructure is readily available to a proposed development or lot, as a condition of approval, the proposed development or lot shall be required to be serviced with municipal infrastructure rather than on site servicing.
- 3.9.5 The Development Authority may require that as a condition of issuing a development permit for new construction, the applicant provide a Real Property Report (RPR), prepared by an Alberta Land Surveyor. The developer must submit the RPR upon completion of the building foundation or footing stage and prior to commencement of framing.

- 3.9.6 The Development Authority may require that as a condition of issuing a development permit, the applicant undertake and complete construction in accordance with the site plans, landscaping plans, drainage plans and grading plans submitted. The applicant shall undertake any remedial measures recommended or required by any engineering or environmental screening reports provided to the Development Authority during the development permit application process.
- 3.9.7 The construction of a building on any site may be prohibited where it would otherwise be allowed under this Bylaw when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply of required improvements as specified under Section 3.9.1, including payment of the costs of installing or constructing any such facilities by the developer.
- 3.9.8 In addition to the provisions of Sections 3.9.1 3.9.6, the Development Authority may impose such conditions as deemed appropriate, having regard to the regulations of this Bylaw and the provisions of any statutory plan including, but not limited to the following conditions:
  - regulating intensity of the use, including hours of operation and number of patrons;
  - b) establishing landscaping/screening and lighting requirements;
  - c) requiring noise attenuation and signage;
  - requiring special provisions be made for parking and loading beyond the minimum standards as outlined in Section 6.0 of this Bylaw to ensure compatibility with surrounding development;
  - e) regarding the location, character and appearance of a building;
  - f) regarding the grading of a site or such other procedures as are necessary to protect the site from other developments or to protect other developments from the site;
  - g) establishing the period of time during which a development may continue;
  - any other conditions necessary to ensure the development is compatible with surrounding development and consistent with any applicable standards of the Municipality in terms of the design, character and appearance of all buildings; and
  - any other conditions necessary to ensure the development complies and is compatible with the development regulations or the Land Use Districts of this Bylaw.

#### 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 advertised as per Greenview's Advertising 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 or affected party by serving the prescribed form of appeal with reasons for the appeal and the applicable appeal fee to the SDAB Clerk, as per the MGA, within twenty-one (21) days from the date when notice is first advertised as per Greenview's Advertising Bylaw.
- 3.11.3 When an Appeal Notice has been served on the SDAB Clerk 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 Clerk 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 Regulations;
  - b) A development permit decision; 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 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.
- 3.12.4 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.
- 3.12.5 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 six (6) 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:
  - Advertise the following as per Greenview's Advertising Bylaw, the location, applicant's name, rural/ civic address and 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) Issue a notice of decision to the applicant or their agent;
- 3.14.2 When a Discretionary Use development permit application is refused; the Development Authority shall issue a Notice of Decision to the applicant or their agent stating the reasons for the refusal.
- 3.14.3 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 an application for development permit for the same or similar use from the same or any other applicant for the same site within six (6) months of the date of refusal by the Development or the Subdivision and Development Appeal Board, whichever is later.
- 3.14.5 Notwithstanding Section 3.14.4, the Development Authority is authorized to accept a new or revised application for the same or similar use for the same site prior to six months having elapsed from the date of refusal when, in the opinion of the Development Authority, the aspects of the application which caused it to be refused have been sufficiently modified or resolved.
- 3.14.6 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 issue a notice of decision to the applicant or their agent. The Development Authority, at their discretion, may also post a notice of decision on the Municipality's website.
- 3.15.2 [Note: Section 3.15.2 was not deleted just moved to Section 3.7.4.]

- 3.15.3 When a Permitted Use development permit application is refused, as it does not conform to the Bylaw, the Development Authority shall mail a notice of decision to the applicant or their agent, stating reasons for the refusal.
- 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-day (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;
  - 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 Section 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, Section 5.0 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 Section 643 of the Act and any amendments thereto shall be adhered to in dealing with non-conforming uses and buildings. For the purposes of Section 643(5) of the Act, the following shall apply:
  - a) If a building located on a site does not conform with the requirements of this Bylaw, the owner, applicant, purchaser, vendor or occupant, as the case may be:
    - i. may request that the Development Authority acknowledge and provide for the non-conformances in accordance with Sections 643(1) through (4) of the Act and, pursuant to Section 643(5)(b) of the Act, allow for routine maintenance, as the Development Authority considers necessary, in the case of a non-conforming building; or,
    - ii. may submit a development permit application to the Development Authority in accordance with Sections 3.4 & 3.5 of this Bylaw for the purpose of making a building located on a site conform with the requirements of this Bylaw.
- 5.3.2 The development permit applications referred to in Section 5.3.1 a) ii. shall be processed and decided upon in accordance with Sections 3.6 3.9 of this Bylaw.
- 5.3.3 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.

- 5.3.4 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.
- 5.3.5 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.
- 5.3.6 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.
- 5.3.7 A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt or structurally altered, except:
- 5.3.8 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.
- 5.3.9 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.
- 5.4.2 Subject to the conditions of a utility easement, no development other than landscaping or a fence shall be constructed or placed on or over a utility easement unless, in the opinion of the Development Authority, the development does not restrict access to the utility easement for the purpose of installation and maintenance of the utility.
- 5.4.3 If deemed appropriate by the Development Authority, a developer may be required to obtain the written consent of the owner of the easement or affected party to the easement, for any development proposed to encroach on or over a utility easement, other than a fence or landscaping.

# 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 Section 5.12, "Setback Exceptions" 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;
  - I) Roof stairway entrances;
  - m) Skylights;
  - n) Stadiums (including bleachers);
  - o) Transmission towers;
  - p) Utility poles;
  - q) Warning devices; and
  - r) Water towers
- 5.6.2 In the HR, GC-LDR, GC-HDR, GC-MHP 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:

Page 33

- a) Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel, including fences;
- 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; and,

f) Wind Energy Conversion System, Micro.

# 5.8 **Prohibited Uses, Objectionable or Restricted Developments**

- 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.
- 5.8.2 Where the potential for prior contamination of a site exists, the Development Authority may require that a Phase I Environmental Site Assessment be conducted according to the guidelines of CSA Z768-01 or its successor, in order for a development permit application to be considered complete. Any follow-up assessment or remedies that may be required may be incorporated into conditions for the approval of the development permit.
- 5.8.3 No activity may be undertaken which, in the opinion of the Development Authority, constitutes a nuisance on a private or public site by reason of the generation of noise, vibration, heat, humidity, glare, smoke, dust, other particulate matter, or odour exceeding those measures prescribed in applicable municipal bylaws, or federal or provincial statutes or regulations.
- 5.8.4 If, in the opinion of the Development Authority, the pollution, hazard or nuisance level of an industrial use which is a Discretionary Use in any District is of such an intensity which may render it incompatible with adjacent development, and where such pollution, hazard or nuisance level cannot be adequately mitigated through reasonable means, the Development Authority shall evaluate the proposal in terms of its land use compatibility and may refuse an application for a development permit for such an industrial use.

# 5.9 Number of Dwellings

- 5.9.1 In considering if an additional dwelling 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 Buildings and Uses

- 5.10.1 Where, in the opinion of the Development Authority, an application for a development permit is for a building or use that is intended to be temporary or is inherently temporary, the Development Authority may impose conditions limiting the duration of the validity of the Development Permit.
- 5.10.2 Where an application for a development permit pursuant to Section 5.10.1 is for the temporary construction of a prefabricated structure as defined in this Bylaw, the Development Authority shall not approve the development permit for a period of more than six (6) months.
- 5.10.3 If an extension to the six (6) month period in Section 5.10.2 is desired, an application for a new development permit shall be submitted to the Development Authority. In such a case, the Development Authority shall not approve the development permit for a period exceeding a further six (6) months. In no case shall the Development Authority approve a subsequent development permit such that the development would cumulatively exceed a period of two years (2) years.
- 5.10.4 Notwithstanding Section 5.10.3, the Development Authority may issue, and subsequently consider for extension upon expiry, a temporary approval within the INS
   District for a period of time at their discretion provided it does not exceed five (5) years.

- 5.10.5 If a development permit is conditionally approved limiting the duration of its validity pursuant to Sections 5.10.1 5.10.4, the Development Authority shall impose a condition that the use or building be entirely removed from the site and that the site be restored to its previous condition upon expiration of the development permit, subject to reapplication.
- 5.10.6 The Development Authority may issue a Discretionary development permit for a dwelling, manufactured home as a temporary residence in a District in which a dwelling is a permitted use, providing that:
  - a) A development permit has been issued for a dwelling;
  - b) An extension of the development permit shall not be issued unless the framing of the dwelling 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, manufactured home or recreational vehicle to be removed from the parcel within thirty (30) days of the first residential occupancy of the dwelling.

#### 5.11 Setbacks from Adjacent Roadways

- 5.11.1 Unless stipulated otherwise in the Land Use Districts, all buildings and structures in any Land Use District must be setback from the parcel line of the adjacent roadway as follows:
  - a) Provincial highway: 40.0 m (131.2 ft.)
  - b) Internal subdivision road: 7.5 m (24.6 ft.)
  - c) Service road: 7.5 m (24.6 ft.)
  - d) All other roads: 40.0 m (131.2 ft.)
  - e) Undeveloped road allowance 40.0 m (131.2 ft.)
- 5.11.2 The setback from all provincial highways and all other roads will be measured from the right-of-way boundary.

#### 5.12 Setback Exceptions

- 5.12.1 The following may project into the front, side and rear yard setbacks prescribed in this Bylaw:
  - a) Steps, eaves and gutters;

- b) Cornices, sills, bay windows, 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;
- Non-enclosed or open patios, sundecks or terraces, provided that such projections do not exceed 40% 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:
  - 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 the 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 Stripping, Grading/Elevation and Drainage

- 5.14.1 An approved development permit is required prior to commencing leveling, filling, or grading as part of a development, and the topsoil in such areas shall be removed and stockpiled before the leveling, filling or grading work commences, and then replaced following the completion of the work. The affected area shall be regraded and landscaped.
- 5.14.2 Where significant excavation and fill is proposed, the Development Authority may require that it be conducted in accordance with engineered plans bearing the seal and signature of a qualified professional engineer registered in the Province of Alberta.

- 5.14.3 A dugout or artificial waterbody shall be contoured/sloped, fenced, boarded and/or signed at the discretion of the Development Authority for the purposes of protecting the general public and any residents on the property from any danger arising as a result of the construction or installation of the dugout or artificial waterbody.
- 5.14.4 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.
- 5.14.5 Each newly developed parcel in a hamlet or multi-parcel subdivision shall be graded so stormwater does not drain onto adjoining property.
- 5.14.6 In all cases, site grades shall not allow drainage from private property onto private or public property, or one site to drain onto an adjacent site, except where that drainage conforms to an approved grading and drainage plan and all appropriate easements are registered.

#### 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, in accordance with Greenview's access policy.
- 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 and Double-Fronting Parcels

5.16.1 On a corner parcel in the HR, GC-LDR, GC-MHP, GC-HDR, GC-HC, GC-CI and GC-NC Districts, no landscaping, screening, building or structure will be planted or erected to a height greater than 1.0 m (3.0 ft.) above 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.

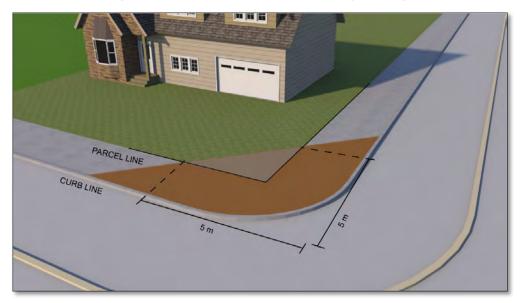


Figure 5-1: Illustration of Corner Parcel Sight Triangle

- 5.16.2 Notwithstanding any other provision of this Bylaw, no sign shall be located within the areas defined in Section 5.16.1 or illustrated in Figure 5-1 such that any part of the sign is between the heights of 1.2 m (3.9 ft.) and 4.0 m (13.1 ft.) above grade.
- 5.16.3 The following applies in the case of the GC-LDR, GC-MHP, GC-HDR, GC-HC, GC-CI and GC-NC Districts:
  - a) In the case of double-fronting sites, front yards shall be considered to exist along both adjacent roads. The front yard shall be that portion of the site abutting the road on which the front yards of adjacent lots face. The flanking front yard shall be considered the side yard of the site if it was an internal lot.
  - b) Notwithstanding any other provision of this Bylaw, the Development Authority may require that a development on a corner site or on a double-fronting site provide two

minimum required front yards, after having regard to the orientation of adjacent lots and to the location of accesses to the development.

c) Notwithstanding any other provision of this Bylaw, where a second minimum front yard is not required on a corner site, the minimum required flanking side yard shall not be less than 3.05 m (10.0 ft.).

# 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 Landscaping and Screening

- 5.18.1 The Development Authority may require landscaping plans with any application for a development permit, except for an agricultural operation or when a development permit application applies only to renovations, structural alterations, a change of use, or change in intensity of use that does not alter the floor area or exterior of the building.
- 5.18.2 The intent of site landscaping is to contribute to a reasonable standard of appearance for developments from the initial placement of landscaping through to its mature state, provide a positive overall image for Greenview, and encourage good environmental stewardship. The Development Authority shall ensure that any required landscaping, including any landscaping activities on public property, is in accordance with the applicable standards of the Municipality.
- 5.18.3 Where a landscaping plan is required, no landscaping shall commence prior to the plan being approved in writing by the Development Authority. After approval is given in writing, all landscaping work shall be done in accordance with the approved plans. Any proposed revisions to an approved landscaping plan must be submitted in writing as an addendum to an approved landscaping plan and authorized in writing by the Development Authority prior to the revisions being undertaken.
- 5.18.4 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 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,
  - 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 m<sup>2</sup> (430.56 ft.<sup>2</sup>) of the required setback area;
  - A minimum overall density of four (4) shrubs per 100.0 m<sup>2</sup> (1076.39 ft.<sup>2</sup>) of the required setback areas;
  - iii. A minimum height of 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.
- 5.18.5 The Development Authority may restrict the area or portion of the parcel to be hardsurfaced. Hard landscaping shall not exceed 25% of the total parcel area.
- 5.18.6 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).

- 5.18.7 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.
- 5.18.8 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.
- 5.18.9 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.
- 5.18.10 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.
- 5.18.11 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.
- 5.18.12 As a condition of a development permit, the applicant may be required to provide security in the form of cash or a letter of credit, the value of which shall be equal to the estimated cost of 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.

#### 5.19 Objects Restricted in Residential Areas

- 5.19.1 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.

5.19.2 Sections 5.18.1 b) and c) apply in the GC-LDR, GC-MHP and GC-HDR Districts.

# 5.20 Relocation of Buildings

- 5.20.1 Any person desiring to move or relocate a building greater than 15.0 m<sup>2</sup> (161.5 ft<sup>2</sup>) onto or within a parcel of land shall first apply for a development permit.
- 5.20.2 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.
- 5.20.3 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.
- 5.20.4 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.

#### 5.21 Accessory Buildings, Structures and Uses

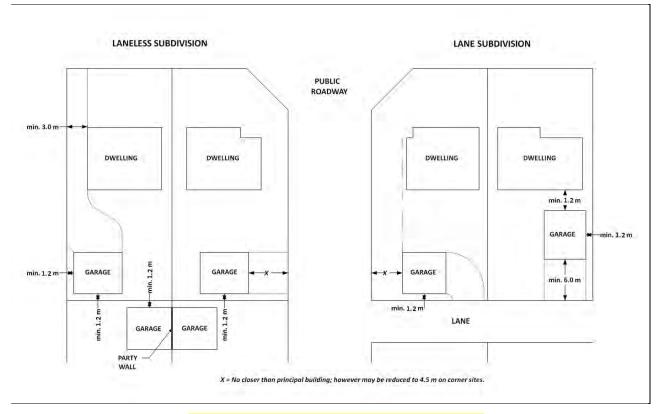
- 5.21.1 Accessory buildings and structures are permitted in all Districts provided they comply with the following regulations:
  - a) An accessory building or structure must not be used as a Dwelling, Accessory dwelling or sleeping unit, unless permitted as a suite or accessory dwelling;
  - b) Accessory 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 or flanking front yard or;
- 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;
- 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 District Hamlet Residential Districts, 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;
- 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 m<sup>2</sup> (161.5 ft<sup>2</sup>) on any parcel of land shall be a discretionary use, except where specified in the Land Use District.

# 5.21.2 Notwithstanding any provisions in this Bylaw, the following shall also apply in the Hamlet of Grande Cache:

 a) In the GC-LDR and GC-HDR Districts, an accessory building shall not exceed 5.0 m (16.5 ft.) in building height. Where a variance is being sought related to the above prescribed maximum height, the following shall be considered:

- the prescribed maximum height for any principal building within the applicable
   District of this Bylaw as well as any relevant provisions of any applicable area structure plan;
- the topography of the parcel upon which the building is or is to be situated as well as the topography of immediately adjacent parcels and the surrounding area to ensure that the sight lines and view angles of the subject parcel and adjacent parcel are not unduly obstructed by the height of the building;
- iii. the height of a building shall be in proportion with the principal and accessory buildings on immediately adjacent parcels as well as in keeping with the surrounding area; and,
- iv. the fire safety provisions of the Alberta Safety Codes Act and regulations thereto, as may be amended from time to time, and the capacity and availability of firefighting equipment and personnel.
- b) In the GC-LDR and GC-HDR Districts, no person shall construct or permit the construction of an accessory building with a gross floor area exceeding 15% of the area of subject parcel nor will all accessory buildings, collectively, exceed the floor area of the principal building(s) on the parcel.
- c) In the GC-LDR District, accessory buildings shall be located (see illustration immediately following Section 5.20.2 e):
  - i. if a detached garage or carport, no closer than 1.2 m (4.0 ft.) from the dwelling;
  - ii. no closer than 1.2 m (4.0 ft.) from the side line, excepting where a party wall is constructed along the boundary line, in which case accessory buildings may be built up to the side line along the party wall;
  - iii. no closer than 1.2 m (4.0 ft.) from the rear line; and,
  - iv. such that no roof overhang is located within 0.45 m (1.5 ft.) of a side or rear line.
- d) Notwithstanding Section 5.20.1 e), in the case of double fronting or corner sites, the minimum required front yard from one front line, or the minimum required flanking side yard, may be reduced to 4.5 m (14.8 ft.) where, in the opinion of the Development Authority, any adjacent developments would not be adversely affected.
- e) Notwithstanding Section 5.20.2 c), where the vehicle doors of a detached garage face a road or lane abutting a site, the garage shall be either between 1.0 m (3.3 ft.) to 1.2 m (4.0 ft.), or otherwise no closer than 6.0 m (19.7 ft.) from the side or rear line.



{For illustrative purposes only (not drawn to scale}

- f) In the GC-LDR, GC-MHP and GC-HDR Districts, the Development Authority must be satisfied that prefabricated structures, which includes shipping containers and fabric structures, adhere to the following:
  - Prefabricated structures shall only be used for storage of material that would normally be found in other forms of accessory buildings (garages, garden sheds, etc.) normally found on lots in these Districts;
  - Prefabricated structures shall be adequately anchored, but not permanently fixed to the ground;
  - Prefabricated structures shall be maintained in good condition and periodically refurbished;
  - Notwithstanding any minimum yard requirements, prefabricated structures shall be sited in relation to side and rear lines such that the Development Authority is satisfied that it is accessible for maintenance, repair and removal if required;

- The exterior finish of a shipping container must be altered such that it does not in any manner resemble a shipping container as originally constructed and, instead, matches or complements the exterior finish and roof pitch of the dwelling on the site;
- vi. Notwithstanding any other provision of this Bylaw to the contrary, prefabricated structures with an exterior fabric material shall be located no closer than 2.4 m (8.0 ft.) from any boundary line or other building on the subject site or an adjacent site, and may only be placed on a site from April 1<sup>st</sup> to October 31<sup>st</sup> of any calendar year; and/or,
- vii. Any other matters the Development Authority considers necessary to ensure the prefabricated structure does not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
- g) In all Districts other than the GC-LDR, GC-MHP and GC-HDR Districts, the setbacks and height of accessory buildings shall be determined by the Development Authority who may use as a guide the regulations in Sections 5.20.2 a) – f), unless otherwise indicated in this Bylaw; however, in no case shall the Development Authority allow accessory buildings to exceed the building height of the principal building on the site or the maximum building height allowed in the District in which the site is located.
- Prefabricated structures in Districts other than the GC-LDR, GC-MHP and GC-HDR Districts, shall be maintained in good condition and periodically refurbished, and adequately anchored.
- i) Except in the GC-CI and GC-EA Districts, the exterior finish of a shipping container shall be painted or sided to match or complement the exterior finish of the principal building on the site, in order to mask any shipping labels or other similar markings or signs of wear and tear to the satisfaction of the Development Authority. Shipping containers shall be maintained in good condition. The Development Authority may, at their discretion and to their satisfaction, also require shipping containers be screened where the shipping container would be visible from a road or from an adjacent dwelling with fences, hedges, or other landscaping, unless the shipping container is altered such that it does not resemble a shipping container as originally constructed and, instead, matches or complements the exterior finish and roof pitch of the principal building on the site.

### 5.22 Fences and Shelterbelts

- 5.22.1 All fences shall be made of a permanent material satisfactory to the Development Authority and of sturdy construction by being adequately anchored and fixed to the ground, such that they are freestanding and not supported by any other building.
- 5.22.2 No barbed wire, single strand or high tensile wire fences are allowed in the CR-2, CR-3 HR, GC-LDR, GC-MHP, GC-HDR, GC-CC, GC-HC, GC-CI, GC-NC and DC-BP Districts. In addition, no electrified or razor wire fences shall be allowed in any hamlet district.
- 5.22.3 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.
- 5.22.4 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.).
- 5.22.5 Fences in the front yard in the CR-1, CR-2, CR-3, HR, GC-LDR, GC-MHP, GC-HDR, GC-CC, GC-HC and DC-BP Districts shall not exceed a height of 1.2 m (3.9 ft.).
- 5.22.6 Fences on the exterior yard parcel line of a residential parcel may not exceed a height of 1.8 m (5.9 ft).
- 5.22.7 A fence located in an Industrial or Commercial District shall have a maximum height of 2.5 m (8.2 ft.).
- 5.22.8 Open mesh and chain link fences erected for a cemetery, public works or utility, Industrial District, public playground, park or school must not exceed a height of 3.0 m (9.8 ft.).
- 5.22.9 At the intersections of local roads and highways, no fence, hedge, shelterbelt or other planting or growth shall unduly restrict the vision of approaching traffic.
- 5.22.10 In the GC-HDR, GC-CC, GC-HC, GC-CI, GC-NC and DC-BP Districts, the Development Authority may require that a fence or hedge be provided to a height of at least 1.5 m (4.9 ft.) surrounding the following where they would be visible from a road or from an adjacent dwelling:
  - a) outdoor storage areas;
  - b) garbage and/or recycling collection areas; and,
  - c) loading or vehicle service areas.

### 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;
  - b) Suites shall be accessory and subordinate to the principal single detached dwelling on the same parcel;
  - c) A suite may be allowed within a single detached dwelling, within a building other than the principal dwelling, or as a detached suite;
  - d) A suite must be serviced from the utilities servicing the principal single detached dwelling, and shall not be serviced independently;
  - e) The principal single detached dwelling on the parcel containing the suite must be occupied by the owner of the principal single detached dwelling, 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;
  - 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 m<sup>2</sup> (1184.0 ft<sup>2</sup>) with a maximum of two (2) bedrooms for an attached suite;
    - ii. 110.0 m<sup>2</sup> (1184.0 ft<sup>2</sup>) with a maximum of two (2) bedrooms for a detached suite; or,
    - 45% of the gross floor area of the principal single detached dwelling, 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,

Page 50

ii. Not exceed 45% of the gross floor area of the single detached dwelling.

### 5.24 Cannabis Production Facility

- 5.24.1 Federal approval is required prior to issuance of a development permit
- 5.24.2 The proposed development must comply with the applicable regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis license and distances between those premises and other premises.
- 5.24.3 Must be located on a parcel having a minimum size of twenty (20 acres) when located on lands in the Agricultural One (A-1) and Agricultural Two (A-2) Districts.

# 5.25 Leisure Accommodation

- 5.25.1 Where permitted within a District, leisure accommodation must comply with the following regulations:
- 5.25.2 Unless otherwise stated, a maximum of two (2) detached cabins are permitted on a parcel;
- 5.25.3 The maximum allowable habitable floor area of a leisure accommodation dwelling shall be 71.34m<sup>2</sup> (768.0 ft<sup>2</sup>).
- 5.25.4 One (1) additional on-site parking space must be provided for each leisure accommodation dwelling.

# 5.26 Home Occupations

- 5.26.1 Where permitted within a District, home occupations (minor and major) must be for a new and/or small business to operate until such time as it exceeds the provisions of a home occupation described below, and must comply with the following regulations:
  - a) Home occupations must be clearly incidental and secondary to the use of the dwelling for residential purposes and the resident of the dwelling must be the owner of the home occupation being operated on the lands.
  - b) Must not produce extensive noise between the hours of 10 p.m. and 7 a.m. in any Residential District;
  - c) No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the business, at all times, the privacy and enjoyment of adjacent residences and land shall be preserved and the amenities of the neighbourhood preserved;
  - d) Must not impact the privacy and enjoyment of adjacent residences;

- e) Lighting shall be designed, installed and operated in such a manner so as not to cause a disturbance to adjacent lands and/or interfere with the safe movement of traffic on nearby roads.
- f) All permits for Home Occupations shall be subject to the condition that they may be reviewed, and possibly revoked at any time, if, in the opinion of the Development Authority, the use is or has become detrimental or otherwise incompatible with the amenities of the neighbourhood.
- g) A Home Occupation, Major shall not include:
  - i. Wrecking yards;
  - ii. Sand and gravel processing; and/or
  - iii. Any industrial uses.
- 5.26.2 Where permitted within a District, <u>Home Occupations (Minor</u>) must comply with the following regulations:
  - a) Must be carried out solely within a dwelling 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 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.
- 5.26.3 Where permitted within a District, <u>Home Occupations (Major)</u> must comply with the following regulations:
  - a) Must only be conducted within the principal dwelling 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;
- 5.26.4 Notwithstanding any provisions in this Bylaw, the following shall also apply in the in the GC-LDR, GC-MHP GC-HDR Districts:
  - a) The following applies to all home occupations:
    - i. Storage related to the business activity and the business activity itself may be allowed in either the dwelling or accessory buildings. Where a home occupation is permitted to operate in a garage, it shall not prevent the continued use of the garage for its primary intended purpose of the storage of motor vehicles unless sufficient parking is provided elsewhere on-site.
    - ii. There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the home occupation allowed on the site.
    - iii. There may be a limited display of products and goods in the interior of the dwelling or accessory buildings and a limited volume of on-premise sales, provided that the product is incidental and related to the business provided by the home occupation.
    - In addition to the general requirements in Section 5.8 of this Bylaw, the home occupation shall not create any nuisance by way of noise, vibration, dust, odour, or smoke, or anything of an offensive or objectionable nature that may be heard or felt beyond the property.
    - v. Home occupations shall not involve activities that use or store hazardous material in quantities exceeding those typically found in a normal household.
  - b) The following applies to minor home occupations:
    - i. No person shall be employed on-site other than a resident of the dwelling.
    - There shall be no more than five (5) client or customer visits to the minor home occupation per week, which includes drop-offs, pick-ups, and deliveries.

Page 53

- iii. No signage related to the minor home occupation is allowed.
- iv. No additional parking is required aside from that required for the residential use.
- A minor home occupation shall have no adverse impacts on adjacent parcels of land.
- c) The following applies to major home occupations:
  - The number of non-resident employees or business partners working on-site shall not exceed one (1) at any time.
  - ii. The number of clients or customers on-site shall not exceed six (6) at any time.
  - iii. The dwelling in which a major home occupation is located may have one wall sign placed on the dwelling, inside a window of the dwelling, or by the entrance of an accessory building approved for such use, provided that the sign does not exceed 0.4 m<sup>2</sup> (4.3 sq. ft.) in area.
  - A minimum of one (1) additional off-street parking space is required unless the Development Authority determines additional off-street parking spaces are required given the circumstances.

# 5.27 Bed and Breakfasts

- 5.27.1 Where permitted within a District, a bed and breakfast operation must comply with the following regulations:
  - A bed and breakfast must clearly be secondary or incidental to the use of the dwelling for residential purposes;
  - b) A bed and breakfast must be conducted wholly within a single detached dwelling;
  - c) The principal single detached dwelling on the parcel containing the bed and breakfast must be occupied by the owner of the principal single detached dwelling;
  - 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;
  - f) The maximum length of stay for any guest may not exceed thirty (30) consecutive days.

# 5.28 Manufactured Homes

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

- 5.28.2 All manufactured homes older than 25 years may be required to upgrade with peaked roof and exterior finishes at the discretion of the Development Authority.
- 5.28.3 Every manufactured home within Greenview must be placed on a permanent foundation and meet Alberta Building Codes (Alberta Safety Codes Authority).
- 5.28.4 If a manufactured home has been damaged or structurally altered, the manufactured home must be certified as safe by an accredited structural engineer.
- 5.28.5 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.
- 5.28.6 Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
- 5.28.7 The towing hitch and wheels must be removed within thirty (30) days from the date that the manufactured home is placed on the foundation.
- 5.28.8 All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

# 5.29 Comprehensive Site Planning

- 5.29.1 Prior to the granting of approval of a subdivision application or a development permit for a comprehensive site planning development, as the case may be, the developer shall provide the Municipality with a proposed site development and landscaping plan and enter into an agreement with the Municipality specifying the respecting obligations of the developer and the Municipality, in addition to those requirements of Sections 3.4, 3.5 and 3.9, regarding all of the following as are applicable:
  - a) the establishment, operation and maintenance of facilities for:
    - i. storm water management,
    - ii. sanitary sewage collection and disposal,
    - iii. water, power and gas supply,
    - iv. alternative energy technology, if proposed,
    - v. access via roads, sidewalks, walkways and curbs,
    - vi. snow removal,
    - vii. garbage collection, including garbage collection areas and buffering of same,
    - viii. fire protection,

- ix. parks, playgrounds, buffers and other amenity areas,
- x. landscaping and fencing, and
- xi. any other facility deemed necessary by the Development Authority;
- b) the standards of construction for same and the provision of security to ensure completion of any or all of them;
- c) the manner in which costs of same are to be met or recovered;
- the period of time agreed upon for completion of construction or installation of the facilities;
- e) the provision to the Municipality of as-built site and utility plans showing the boundaries of all lots and the location of all buildings and services; and
- f) such other matters as may be deemed necessary by the Development Authority.
- 5.29.2 In considering a condominium plan or a bareland condominium plan, the following shall apply:
  - a) except as provided for in Section 5.28.4, the development regulations of the District in which the condominium plan or bareland condominium plan is located shall apply;
  - b) roadway and municipal engineering standards may, at the discretion of the Development Authority, be relaxed within the condominium plan or the bareland condominium plan provided that:
    - adequate emergency vehicle access, legal road access, and municipal servicing is provided and maintained to the satisfaction of the Development Authority, and
    - ii. the developer and its heirs and assigns or the condominium corporation assumes all responsibility for the construction, maintenance, repair and replacement of all such roads and services within the condominium plan or bareland condominium plan.
- 5.29.3 The site area, site sizes, site coverage and density within a comprehensive site planning development shall adhere to the regulations of the District in which the comprehensive site planning development is located, except that the site size, site coverage, and density may be relaxed in part of the development where the minimum site area is achieved and the maximum density on the site is not exceeded. The Development Authority shall adhere to the provisions of Section 3.8 when considering a relaxation to these regulations

- 5.29.4 Internal separation space between buildings within a comprehensive site planning development shall be to the satisfaction of the Development Authority, based on site design considerations and the need for access between buildings. In no case shall such separation space be less than 2.4 m (7.9 ft.) where building height is 2 storeys or less and 4.25 m (13.9 ft.) where building height exceeds 2 storeys.
- 5.29.5 The Development Authority may require that all plans for parking areas within a comprehensive site planning development be submitted under the seal of a Professional Engineer.
- 5.29.6 No person shall construct or be permitted to construct a fence, including barricades or a gate, that would prohibit or otherwise restrict primary vehicular access to a parking area of a comprehensive site planning development. This Section does not apply to parkades.

#### 5.30 Hazardous Chemical Storage and Handling

#### 5.30.1 General

- All commercial or industrial developments involving hazardous substances or pesticides shall submit a written description of the materials and operations being undertaken on the site at the time of development permit application or at the time the operation begins using the hazardous substances or pesticides.
- b) When considering an application for an industrial or commercial use involving the storage, handling, distribution or disposal of hazardous chemical materials or products, the Subdivision or Development Authority shall not approve such an application if the proposed storage, handling, distribution or disposal of hazardous chemical materials or products:
  - does not comply with any applicable federal, provincial and/or industry requirements/standards related to development setbacks;
  - would, in their opinion, pose an unacceptable level of risk in the event of a breach or unanticipated release; or,
  - where, in their opinion, the applicant is proposing inadequate mitigative and/or security measures or where adequate mitigative and/or security measures are not plausible or realistic.

5.30.2 Requirements of Other Approving Authorities

- a) Any application for an industrial or commercial use which involves storing, handling, distributing or disposing of hazardous chemical materials or products shall be referred to the Greenview Fire Chief for their review.
- b) At the discretion of the Subdivision or Development Authority, the applicant may be required to provide documentation of any other approvals, permits or licenses or standards obtained from or required by any other senior government agencies or industry regulators as part of the subdivision and/or development permit application review process.

#### 5.31 Fire and Emergency Services Protection

- 5.31.1 The Subdivision Authority or Development Authority shall ensure that parcels are designed such that safe, unrestricted access for fire fighting vehicles and equipment is afforded to all buildings and parcels in accordance with any requirements of the Greenview Fire Chief and provincial fire authorities having jurisdiction.
- 5.31.2 The Subdivision Authority or Development Authority, in consultation with the Greenview Fire Chief, may require that any application for development or subdivision include details of adequate water supply for firefighting purposes as required by the Alberta Building Code.
- 5.31.3 To ensure compliance with Section 5.30.1, the Subdivision Authority or Development Authority may require that an owner/developer provide security in a development agreement to ensure the provision of water supply or other requirements of the Subdivision/Development Authority and/or Greenview Fire Chief are carried out.
- 5.31.4 Every residence shall have its house number or rural addressing sign clearly displayed using letters a minimum of 10.0 cm (4.0 in) high and contrasted in such a manner so that they are kept easily visible from the adjoining road.

# 5.32 Industrial Subdivision/Development

- 5.32.1 Industrial subdivision/development shall not be permitted within or in close proximuty to an area where country residential subdivision/development exists or is likely to exist.
- 5.32.2 Industrial use will only be allowed where the Subdivision or Development Authority is satisfied the owner/developer has complied with all relevant requirements stipulated elsewhere in this Bylaw and in the Municipal Development Plan and has:
  - agreed to provide registered public road to the Municipality's standards if existing registered public road is not built, is substandard or does not exist; and,

 b) demonstrated that there is no substantial conflict with existing adjacent land uses, particularly country residential.

#### 5.33 Country Residential Subdivision/Development

- 5.33.1 Country residential subdivision/development shall not be permitted within an area likely to be subjected to hazards or high levels of noise, dust or odours from industrial, transportation or confined feeding operations.
- 5.33.2 Country residential use will only be allowed where the Subdivision or Development Authority is satisfied the owner/developer has complied with all relevant requirements stipulated elsewhere in this Bylaw and in the Municipal Development Plan and has:
  - a) agreed to provide registered public road to the Municipality's standards if existing registered public road is not built, is substandard or does not exist; and,
  - b) demonstrated that there is no substantial conflict with existing adjacent land uses.

# 5.34 Child Care Facilities & Child Care/Family Day Homes

- 5.34.1 In considering a child care facility or a child care/family day home, the Development Authority shall, among other factors, consider if the development would be suitable for the lot taking into account:
  - a) the size of the lot required given the intended use;
  - b) appropriate yard setbacks in relation to adjacent land uses;
  - c) potential traffic generation;
  - d) proximity to park, open space or recreation areas;
  - e) isolation of the proposed lot from residential uses;
  - f) screening or other techniques designed to limit any interference with other uses or the peaceful enjoyment of adjacent lots; and,
  - g) consistency with other development in the surrounding area/Land Use Districts in terms of nature and intensity of use.
- 5.34.2 In the case of a child care facility, the Development Authority shall establish the maximum number of children for whom care may be provided, having regard for Provincial regulations, the nature of the facility, the density of the District in which it is located, and potential impacts on the uses in the vicinity of the development.

# 5.35 Telecommunication Towers

- 5.35.1 A development permit is required for a telecommunication tower within any hamlet or within 800 m of the perimeter of any hamlet.
- 5.35.2 Siting standards for telecommunications towers pursuant to Section 5.34.1:
  - a) telecommunication towers shall be encouraged to be located in Agricultural or Industrial Districts where the height of the tower is likely to be less of an issue as compared to other Districts, especially Residential Districts. Should a telecommunication tower be located outside of an Agricultural or Industrial District, maximum tower height shall be 35.0 m (115.0 ft.) in all Districts except Residential. In Residential Districts, maximum tower height shall be 18.5 m (60.7 ft.) or as determined by the Development Authority;
  - b) that development setbacks be at least 1.25 times the height of the proposed telecommunication tower;
  - c) that a security fence not less than 2.0 m (6.6 ft.) in height with a lockable gate surround the telecommunication tower or that a locked device be installed on the telecommunication tower to preclude access to the top of the telecommunication tower;
  - d) that the telecommunication tower be finished in a non-reflective matte and in a colour which minimizes visual impact;
  - e) that no lettering or advertising appear on the telecommunication tower;
  - f) that the proposed telecommunication tower not create a nuisance by way of noise or unreasonable visual offence to any adjacent residences; and/or,
  - g) that there be no storage or maintenance on site of any goods, materials, or equipment not directly related to the proposed telecommunication tower.
- 5.35.3 Without limiting the scope of 5.2.1, the Development Authority has the authority to issue a letter of concurrence or non-concurrence in accordance with the spirit and intent of this Bylaw. Such considerations may include, but shall not be limited to:
  - a) aesthetics;
  - b) opportunity to co-locate on an existing telecommunication tower;
  - consultation with affected landowners; and
  - whether or not the telecommunication tower unduly interferes with the amenites of the areas, which may include, but shall not be limited to:
    - i. natural environment;
    - ii. residential communities; and

iii. recreational opportunities.

- 5.35.4 Notwithstanding any other provision of this Bylaw, but subject to Section 5.34.3,
   Industry Canada regulates the telecommunication industry in Canada and is the authority that approves the locations of telecommunication towers.
- 5.35.5 In consideration of Section 5.34.3, the Development Authority may request the following
  - a) Identification of any other similar structures within a 5.0 km radius of the proposed location. Each request shall also provide documentary evidence that co-location of the existing structures is not a viable alternative for co-location; or
  - b) Details regarding lighting.
- 5.35.6 Antennas shall not be illuminated unless required by Industry Canada regulations, and except for a manufacturer's logo, shall not exhibit or display any advertising.
- 5.35.7 The tower base shall be set back from abutting parcels and roadways by a distance of the height of the tower plus 10% of the tower height or the distance between the tower base and guy wire anchors, whichever is greater.
- 5.35.8 Guy wire anchors shall be set back at least 28.0 m from the property line.
- 5.35.9 All equipment shelters must meet the municipality's setback distances to roads and property lines.

#### 5.36 Wind Energy Conversion Systems (WECS)

WECS, Micro – See Section 3.3.1u)

WECS, Minor

- 5.36.1 A WECS, Minor shall meet or exceed all Provincial and Federal Regulations and shall include the manufacturer's specifications indicating:
  - a) the rated output in kilowatts;
  - b) safety features and sound characteristics;
  - c) type of material used in tower, blade, and/or construction;
  - d) turbine height;
  - e) blade diameter and rotor clearance;
  - f) Canadian Standards Association approval, if applicable;
  - g) potential for electromagnetic interference;
  - h) nature and function of over speed controls which are provided;

Page 61

- specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;
- information demonstrating that the system will be used primarily to generate on-site electricity; and,
- k) location of existing buildings or improvements.
- 5.36.2 The Development Authority may either require that a preliminary reclamation/decommissioning plan be submitted as part of the development permit application or impose that a reclamation/decommissioning plan be submitted as a condition of development approval. In either case, the reclamation/decommissioning plan shall be to the satisfaction of the Municipality.
- 5.36.3 Prior to making a decision on a development permit application for a WECS, Minor, the Development Authority may refer and consider the input of any authorities having jurisdiction and any applicable legislation.
- 5.36.4 Notwithstanding the maximum height provisions applicable of the applicable District, the total height of a WECS, Minor may exceed maximum building height by no more than 2.0 m (6.6 ft.).
- 5.36.5 The moving components (i.e. blades) clearance of any WECS, Minor shall not be less than 4.6 m (15.1 ft.) above grade.
- 5.36.6 A WECS, Minor shall be setback from any boundary line a minimum distance equal to the height of the structure when bounded by adjacent developed or developable properties. In situations where properties back onto undevelopable areas these requirements may not apply and are at the discretion of the Development Authority. In addition, a WECS, Minor must comply with the minimum yard requirements of the District.
- 5.36.7 The property owner shall be responsible to ensure that the WECS, Minor is properly maintained including but not limited to the general appearance of the structure and that its ongoing operation meets industry standards with regards to noise limits and does not become a nuisance due to noise. Should an issue of noise arise it shall be the sole responsibility of the landowner to obtain the services of a qualified individual to conduct accurate noise level tests to ensure it is within the acceptable limits. Any expenses resulting from obtaining this information shall also be the sole responsibility of the landowner.
- 5.36.8 WECS, Minor shall comply with the following standards:

- a) In the CR-2, CR-3 and HR Districts, maximum rotor diameter shall be 3.66 m (12.0 ft.) and there shall be a limit of one (1) per parcel.
- b) In all other Districts providing for a WESC, Minor, the number allowed per parcel shall be at the discretion of the Development Authority.
- c) the system shall be equipped with manual and automatic over speed controls;
- the conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer; and,
- e) the system shall be operated such that no electro-magnetic interference is caused.

# WECS, Major

- 5.36.9 The following definitions shall apply to WECS, Major:
  - a) BLADE means the part of a wind turbine that is part of the airfoil assembly and that extracts, through rotation, kinetic energy from the wind.
  - b) BLADE CLEARANCE means the distance from grade to the bottom of the rotor arc of a horizontal axis rotor.
  - c) BLADE LENGTH means the distance along the blade measured from the centre of the hub along the centre line of the long axis of the blade to its tip.
  - dB(A) 'dB' means decibel and is a measurement for sound pressure. 'A' refers to a weighted adjustment of measured sound that matches perception by the human ear.
  - EXTERNAL PROPERTY LINE means a property line of wind farm project that is adjacent to a parcel of land that is not participating in the wind farm project.
  - f) HABITABLE DWELLING means all structures or facilities designed to accommodate people including residential, commercial, institutional, and recreational facilities, but not including accessory structures, such as sheds, as defined by this Bylaw.
  - g) HORIZONTAL AXIS ROTOR means a wind energy conversion system where the rotor is mounted on an axis horizontal to the earth's surface.
  - h) HUB means the rotating component of the wind turbine to which the rotor blades are fixed.
  - i) INTERNAL PROPERTY LINE means a property line that is within a wind farm project boundary and adjacent to a parcel of land that is also participating in the wind farm project.
  - j) KILOWATT or kW means the measure of power for electrical current.

- k) METEROLOGICAL TOWER or WIND MONITORING TOWER means those towers that are erected primarily to measure wind speed and direction plus other data relevant to siting wind energy conversion systems. The tower supports an anemometer, wind vane and other equipment to assess the wind resource at the set height above the ground.
- NACELLE means the frame and housing at the top of the tower that encloses the generator and protects them from the weather.
- m) **ROTOR** means the blades and hub of the wind turbine that rotate during operation.
- n) ROTOR ARC means the largest circumference travelled by the wind turbine's rotor blades.
- SEPARATION DISTANCE means the distance measured from the base of the wind turbine tower to the nearest outside wall of any specified building or structure, or natural feature.
- p) SETBACK means the distance measured from the base of the wind turbine tower to a property line, road or watercourse.
- g) SHADOW FLICKER means the repetitive moving shadows or reflection cast by the rotor blades as they cut through sunlight onto adjacent structures.
- SUB-STATION means an electrical facility designed to collect and modify electrical energy produced by wind turbines for the purpose of supplying it to the electricity grid.
- s) TOTAL TURBINE HEIGHT means the height from grade to the highest vertical extension of a wind energy conversion system. In the case of a wind turbine with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the height of the rotor arc at its highest point above the tower.
- TOWER means the vertical structure above grade that supports the nacelle and rotor assembly, electrical generator and/or meteorological equipment.
- TOWER FOUNDATION means the tower support structure, below grade, that supports the entire weight of the wind turbine.
- v) VERTICAL AXIS ROTOR means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.
- w) WATERBODY means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers but does not include, with exceptions, as noted in the Water Act RSA 2000.

- x) WIND ENERGY CONVERSION SYSTEM (WECS), MAJOR means, further to the definition in Section 9.0 of this Bylaw, a WECS, Major is designed and intended to convert wind energy into mechanical or electrical energy for commercial sale and distribution to the electricity grid.
- y) WIND FARM means a power plant consisting of a group of wind turbines and related facilities connected to the same substation or metering point used for the production of electric power. The wind farm boundary is defined by all titled parcels participating in the project.
- z) WIND TURBINE means a structure designed to convert wind energy into mechanical or electrical energy as a utility and includes the wind turbine tower, rotor blades and nacelle.
- aa) WIND TURBINE GENERATOR means a device designed to extract kinetic energy from the wind and supply it in the form of electrical energy that is suitable for use by the electrical grid.
- 5.36.10 In addition to the requirements of Sections 3.4 and 3.5 of this Bylaw, all applications for WECS, Major shall include the following:
  - a) A single development permit application shall be submitted for the entire project, unless at the preference of the developer, a development permit for each titled parcel or other smaller grouping of titled parcels within the project boundary is desired;
  - b) An accurate site plan showing and labeling all information including the location of each existing and proposed wind turbine including setbacks as defined in Section 5.35.10 m) ii. below, all associated substations, collection and transmission systems on or abutting the subject lot or parcel, and contours of the land and access roads for the complete wind farm;
  - c) A phasing plan with locations and approximate timing for multi-phased projects;
  - A visual representation depicting the wind farm from no further than 8 km away, including scale elevations, photographs and/or digital information of the proposed wind turbine type(s) showing total turbine height, rotor diameter, rotor arc, colour, and the surrounding landscape;
  - e) The manufacturer's specification for the wind turbine including:
    - The wind turbine rated output in kilowatts,
    - ii. Safety features and sound characteristics, as available, and
    - iii. The type of material used in the tower, blade and/or rotor construction;

- A copy of the noise impact assessment report submitted to the Alberta Utilities Commission (AUC);
- g) A report regarding any public information meetings or other consultation processes conducted by the developer;
- Any impacts to the local road system including required approaches from public roads having regard to the applicable standards of the Municipality;
- i) A preliminary reclamation/decommissioning plan;
- j) Appropriate reports and/or approvals from the following:
  - i. Alberta Community Development,
  - ii. Alberta Environment and Parks,
  - iii. Alberta Tourism, Parks and Recreation,
  - iv. Alberta Transportation,
  - v. NAV Canada,
  - vi. Transport Canada, and
  - vii. Any other approvals or requirements as determined by the Development Authority.
- At the sole discretion of the Development Authority, prior to making a decision on a development application for a WECS, Major, the Development Authority shall refer and consider the input from the following:
  - an adjacent jurisdiction if its boundaries are located within 2 km (1.2 mi) of a proposed wind farm project boundary;
  - ii. landowners within 2 km (1.2 mi) of the proposed wind farm project boundary; and/or
  - iii. any other relevant regulatory authority or agencies.
- Notwithstanding Section 5.35.10 k), the Development Authority may require a WECS, Major applicant to hold one or more public meetings to enable local sentiment toward the proposed wind farm project to be heard, and to seek opportunities to provide education about common misconceptions and probable impacts of wind farm developments.
- m) The Development Authority shall require, when such requirement does not contradict provincial licensing approvals, the following:

- that the developer enter into a development agreement to address issues such as, but not limited to, roads, waste removal, emergency services, insurance, dispute resolution and securities, to the satisfaction of the Development Authority;
- ii. that development setbacks be as follows:

CRITERION	STANDARD
Minimum setback from a habitable building outside project boundary	<mark>550.0 m</mark>
Minimum setback from a habitable building inside project boundary	Per AUC Rule 012, as amended
Minimum setback from external property line	Blade length plus 7.5 m
Minimum vertical blade clearance from grade	<mark>7.5 m</mark>
Minimum setback from a waterbody	Per Provincial Regulations
Minimum setback from a Municipal District road/ROW	Blade length plus 20 m
Minimum distance from a Provincial Highway	Per Alberta Transportation

- that all WECS, Major wind turbines be installed with a tubular, monopole type tower with locked door access;
- iv. that all equipment necessary for monitoring and operating a WECS, Major wind turbine be contained within the tubular tower;
- notwithstanding Section 5.35.10 m) iv., specific equipment exemptions necessary for the function of the turbine may be considered on a case by case basis;
- that all power lines on the site of the WECS, Major wind turbine and to the substation be underground;
- vii. that total turbine height not exceed the height recommended by the manufacturer, distributor or a professional engineer;
- that a wind turbine be finished in a non-reflective matte and in a colour which minimizes visual impact;
- ix. that a wind turbine tower not contain any commercial advertising. The hub or nacelle may display only the manufacturer's, owner's or operator's name or logo;

- that site signs be limited to those that identify the wind power facility, locate access points and provide safety information;
- that a wind turbine should not be provided with artificial lighting except for lighting that is required to meet federal or provincial regulations; and,
- xii. that there be no storage or maintenance on site of any goods, materials, or equipment not directly related to the proposed wind turbine after construction completion.
- n) Should a developer propose alteration, re-tooling or re-powering of an existing wind farm where the equipment has materially changed from the original approval, the developer shall apply for a new development permit.
- o) No dwelling shall be located closer than 550 m from an existing WECS, Major.

5.36.11 Meteorological Tower or Wind Monitoring Tower

- a) In addition to the requirements of Sections 3.4 and 3.5 of this Bylaw, all applications for a temporary Meteorological or Wind Monitoring Tower permit shall include:
  - an accurate site plan showing the legal land description, location of proposed tower(s), all associated equipment and support structures, and access roads;
  - a narrative explaining the development purpose and monitoring period, construction timeframe, materials delivery route(s), safety plan, public communication process, and any other information deemed necessary by the Development Authority;
- b) At the discretion of the Development Authority, the developer may be required to enter into a Road Use Agreement to the satisfaction of the Municipality.

# 5.37 Solar Collectors

- 5.37.1 A solar collector may be located on the roof or wall of a building or structure, or ground mounted in a side yard provided the structure complies with the minimum side yard requirements of the District.
- 5.37.2 Outside of the hamlets, notwithstanding the Section 5.36.1, if the optimal solar
   orientation is located in a front yard, the Development Authority, at its sole discretion,
   may allow a ground mounted array to be located in the front yard.
- 5.37.3 A solar collector mounted on a roof must not extend beyond the outermost edge of the roof or above the peak of the roof.
- 5.37.4 In Hamlets, a solar collector that is mounted on a wall may project a maximum of:

- a) 1.5 m (4.9 ft.) from the surface of that wall, when the wall is facing a rear line; and,
- b) in all other cases, 0.6 m (2.0 ft.) from the surface of that wall.

### 5.38 Site Suitability & Testing

- 5.38.1 In areas not serviced with municipal water or sewer, or where hazards may be present, an applicant for subdivision approval or a development permit may be required to submit the following:
  - a report identifying natural or man-made hazards along with proposed mitigation measures;
  - a report certified by a qualified professional (e.g. engineer, professional geologist, hydrogeologist) proving that the diversion of potable water via water well for the proposed development will not interfere with any household users, licensees or traditional agriculture users in the area of the proposed development; and/or,
  - c) information regarding the existing or proposed on-site sewage treatment system to assess compliance with the current Alberta Private Sewage Systems Standard of Practice.
- 5.38.2 An applicant for subdivision approval or a development permit may also be required to submit information in relation to:
  - a) stormwater management; and/or,
  - b) the provision of all shallow utilities including but not limited to power, gas and communication.
- 5.38.3 If the report prepared pursuant to Section 5.37.1 b) states that a well would not be adequate to support the proposed subdivision or development, the application may not be approved or the applicant may be required by the Subdivision Authority or Development Authority to provide potable water through the use of a cistern. Where the Subdivision Authority or Development Authority has determined that water provision through the use of a cistern is acceptable/required, an appropriate notation on the title may be required alerting the prospective owner that a cistern will be required in perpetuity to provide the household with potable water.

- 5.38.4 If, on the basis of the information required as per Section 5.37.1 c) on-site sewage treatment cannot be accommodated, a sewage holding tank may be considered if it is shown that a sewage holding tank can be installed in accordance with the current Alberta Private Sewage Systems Standard of Practice, and the Subdivision Authority or Development Authority is satisfied that this method of sewage disposal is warranted given the circumstances of the subject property and being mindful in their consideration that this is not a method of sewage disposal encouraged by the Municipality.
- 5.38.5 In determining site suitability as it relates to on-site sewage treatment, the Subdivision Authority or Development Authority may refer to and utilize the Model Process Reference Document to guide their consideration of a proposed development using a private sewage treatment system.
- 5.38.6 All subdivision or development sites must have an approach which accesses a registered legal public road that is built to the applicable standards of the Municipality. In cases where a subdivision or development site does not have an approach and/or accessible registered legal public road, the owner/developer shall be responsible for providing the approach and/or public road at their sole expense to the applicable standards of the Municipality.

#### 5.39 Environmental Standards

- 5.39.1 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.
- 5.39.2 All developments must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 5.39.3 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 and Parks.

### 5.40 Slope Stability

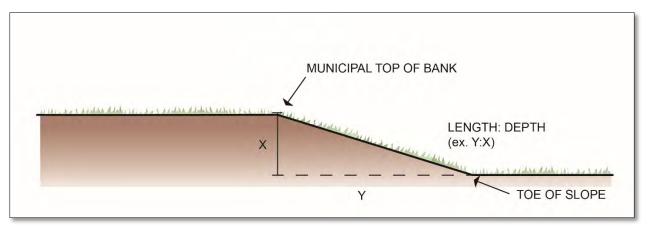
5.40.1 The distances set out in Table 5-1 from a steep slope are the required setback from the Municipal Top of Bank as illustrated in Figure 5.2.

# 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.)

- 5.40.2 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.
- 5.40.3 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.





5.40.4 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.

# 5.41 Site Reclamation

- 5.41.1 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.
- 5.41.2 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.

5.41.3 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).

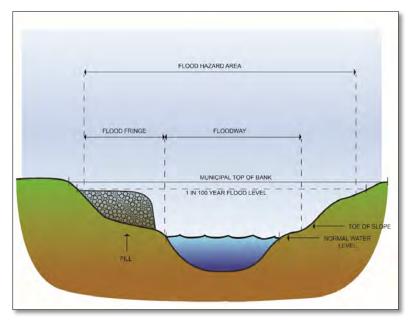
### 5.42 Soil Remediation

- 5.42.1 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.
- 5.42.2 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.
- 5.42.3 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.

# 5.43 Riparian Protection Area

- 5.43.1 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.).
- 5.43.2 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.
- 5.43.3 If a development setback is required under other Section(s) of this Bylaw that results in setback greater than the riparian protection area, that greater setback shall prevail.
- 5.43.4 No development shall take place in the floodway as shown in Figure 5-3, except for the following uses:
  - 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.





- 5.43.5 Subdivision is prohibited on parcels completely within the floodway.
- 5.43.6 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.

Page 73

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

# 5.44 **<u>Riparian Protection Regulations – Compliances & Variance</u>**

- 5.44.1 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.
- 5.44.2 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.

# 5.45 Kennels

- 5.45.1 A kennel shall not unduly interfere with the use and enjoyment of adjacent properties.
- 5.45.2 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, GC-LDR, GC-HDR, GC-MHP, 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.
- 5.45.3 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 (984.5 ft.) of any dwelling located on an adjacent parcel in the vicinity of Hamlet Residential (HR) and Country Residential Three (CR-3) Districts. In all other Districts no building or outdoor exercise area shall be located within 200.0 m (656.2 ft.) of any dwelling located on an adjacent parcel.
  - b) Where applicable, all facilities, including buildings and outdoor exercise areas, shall be located behind the principal building;
  - All facilities, including buildings and outdoor exercise areas, shall be screened from any existing dwellings 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 dwellings located on an adjacent parcel.

# 5.46 Adult Entertainment Establishment

- 5.46.1 In considering an application for approval of an adult entertainment establishment, the Development Authority shall require the development to meet the following:
  - a) the gross floor area for the adult entertainment establishment shall not exceed 278.7 m<sup>2</sup> (3,000.0 sq. ft.);
  - b) be located on a site at least 200.0 m (656.2 ft.) away from the nearest Residential District;
  - be located on a site at least 150.0 m (492.1 ft.) away from the nearest recreational facility, public education facility, place of worship, child care facility, group care facility, community recreation service or public park; and
  - be located at least 50.0 m (164.0 ft.) from the nearest site upon which there is another adult entertainment establishment.
- 5.46.2 In order to protect surrounding uses from the potential adverse effects of adult entertainment establishment, the Development Authority shall require the following design guidelines:

- a) There shall be no exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises;
- All exterior advertising shall be minimal and meet the character of the surrounding developments; and
- c) Methods of shading shall be used on all windows and doors to ensure that there is restricted visibility into the facility from the outside.
- 5.46.3 The Development Authority may require lighting, signage and screening measures, including landscaping, in addition to the other requirements of this Bylaw that, in its sole opinion, will make a proposed adult entertainment establishment development reasonably compatible with any existing or proposed residential or commercial uses which are either adjacent or nearby.

# 5.47 Cannabis Sales, Alcohol Sales and Licensed Drinking Establishments

- 5.47.1 Cannabis sales shall not be permitted if they have any part of an exterior wall that is located within 100.0 m (328.1 ft.) of any use or parcel of land prescribed by Alberta's Gaming, Liquor and Cannabis Regulation, as amended or replaced from time to time.
- 5.47.2 Notwithstanding Section 3.8 of this Bylaw, the Development Authority shall not grant a variance to the requirements of Section 5.46.1.
- 5.47.3 The Development Authority shall impose a condition on any development permit issued for cannabis sales requiring that the development shall not commence until authorized by, and compliant with, provincial or federal legislation and any regulations pertaining thereto.

# 5.48 Drive-Through Businesses

5.48.1 Drive-through businesses shall not be allowed on a site unless the use of the drivethrough business is specifically listed as a permitted or discretionary use in the District within which the site is located.

# Location

- 5.48.2 A drive-through business may be located only where it can be shown, to the satisfaction of the Development Authority, that the development would not:
  - a) impede safe traffic movement entering and exiting the site;
  - b) interfere with the functioning of surrounding roads or the enjoyment of any neighbouring residential uses; and,
  - c) create unsafe traffic circulation on the site.

5.48.3 A drive-through business may be located in a shopping centre or other multiple use development at the discretion of the Development Authority.

# Separation Distances

- 5.48.4 The minimum required separation distances for drive-through developments shall be:
  - a) the minimum building setback requirement for the front, side or rear yard of the District shall be applicable from the boundary line to the outer edge of any drive-through aisle;
  - b) 6.0 m (19.7 ft.) from any site line or parking areas to all pump islands;
  - c) 3.0 m (9.8 ft.) from any site line to canopies over pump islands or drive-through aisles; and,
  - d) for a drive-through development adjacent to a residential use or Residential District:
    - i. 10.0 m (32.8 ft.), or
    - ii. in the case of a car wash, 25.0 m (82.0 ft.), or
    - such greater distance that the Development Authority deems necessary in order to buffer the residential use or District from noise, traffic or other impacts of the drive-through development.

### Queuing Space

- 5.48.5 Queuing space and traffic circulation shall be provided in accordance with the following:
  - a) in addition to the space occupied by a vehicle receiving service or using a drive through, a minimum of five (5) inbound queuing spaces and one (1) outbound queuing space shall be provided;
  - b) notwithstanding the provisions of Section 5.47.5 a), the Development Authority may require a differing number of queuing spaces based on the nature of the use and taking into consideration on-site constraints and traffic circulation;
  - c) queuing spaces must be a minimum of 6.0 m (19.7 ft.) long and 3.0 m (9.8 ft.) wide;
  - d) queuing spaces must allow for vehicle turning and maneuvering; and,
  - pump islands must be located to allow a through traffic lane with a minimum width of 6.0 m (19.7 ft.).

### Site and Building Requirements

5.48.6 All parts of the site to which vehicles may have access shall be hard-surfaced and drained to the satisfaction of the Development Authority and in accordance with the applicable engineering standards of the Municipality.

- 5.48.7 Drive-through aisles shall be clearly delineated as such and separated from any adjacent landscaped areas by poured-in-place concrete curbing.
- 5.48.8 The site and all improvements thereon shall be maintained in clean and tidy condition, free from rubbish and debris.
- 5.48.9 Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Authority.
- 5.48.10 A minimum of ten percent (10%) of the site area of a drive-through business shall be landscaped to the satisfaction of the Development Authority.
- 5.48.11 In addition to the fencing, landscaping, and environmental protection requirements elsewhere in this Bylaw, a berm and/or fence and/or hedge shall be erected and maintained by the developer of a drive-through business along any site lines abutting or across a lane or walkway from a Residential District.
- 5.48.12 If a vehicle washing establishment is located on a site which abuts a residential use or a Residential District, noise attenuation shall be provided to the satisfaction of the Development Authority. Such measures may include but not be limited to the provision of buffering, restricting vacuums to indoor usage only, and requiring doors to be closed during operation of drying equipment.
- 5.48.13 The location and orientation of features such as menu boards and outdoor speakers shall be determined by the Development Authority, having regard to potential impacts on adjacent developments.

# 5.49 Mixed Use Development

- 5.49.1 Any development that includes dwellings above ground floor commercial development shall comply with the following requirements:
  - The residential use must have a separate entrance from the entrance to the commercial component of the development.
  - b) Minimum parking shall be provided in accordance with Section 6.0 of this Bylaw and the residential parking shall be clearly delineated from the commercial parking and signed accordingly.
  - c) Residential visitor parking and commercial parking must be accessible to the public.
  - d) The registration of any condominium plan and potential titling of parking spaces must not affect public access to residential visitor parking and commercial parking spaces.
  - Separate garbage and recycling containment areas must be provided for the residential and commercial components of the development.

- f) The Development Authority shall give careful consideration to any proposed discretionary commercial uses within a mixed-use development to ensure such uses are reasonably compatible with the residential use, having regard to potential conflicts arising from nuisance or traffic generation.
- g) Dwellings shall comply with maximum density, minimum floor area, landscaping, and amenity area requirements for dwellings in the GC-HDR District.

#### 5.50 Multiple-Unit Dwellings

- 5.50.1 At the discretion of the Development Authority, the applicant for a multiple-unit dwelling development shall provide with the application for development site plans, design plans and working drawings including elevations which have been endorsed by a registered architect or professional engineer.
- 5.50.2 The site plans shall indicate:
  - a) the location and position of all buildings and structures on the site;
  - b) the location and design of signage on the site, including any "for rent" signs;
  - c) the location and number of parking spaces, access and egress onto the site from public thoroughfares;
  - d) the location of an access to refuse storage areas;
  - e) the location and design of fencing on the site; and,
  - f) detailed landscaping plans for the site.

Separation Space

- 5.50.3 In the case of buildings adjacent to each other and the relationship of those buildings to each other and their relationship to the land on which they are constructed, the following separation spaces relating to multiple-unit dwelling development shall apply:
  - a) Principal Living Room Windows:

Shall have a minimum separation space of 8.0 m (26.25 ft) except where the window faces a street, walkway or on-site parking or circulation area in which case 7.0 m (22.96 ft) may be permitted.

b) Habitable Room Windows:

Shall have a minimum separation space of 3.2 m (10.5 ft) except where windows are in walls of more than two storeys in which case 5.0 m (16.4 ft) separation space must be provided.

c) Non-Habitable Room Windows:

Shall have a minimum separation of 1.52 m (5.0 ft) plus 0.3 m (1.0 ft) for each storey above the first. No separation space is required where a non-habitable room window faces a street, walkway or on-site parking or circulation space.

d) Distance Between Buildings:

The minimum required distance between two dwellings facing each other shall be the sum of the minimum separation spaces calculated separately for the opposing windows or openings except where there are two walls with no windows or openings in which case the minimum distance between the dwellings shall be 3.2 m (10.5 ft).

- 5.50.4 Separation space for windows as required in Sections 5.49.3 a) c) shall be effective for the full length of the exterior wall of the room in which the window is located.
- 5.50.5 Notwithstanding the foregoing regulations pertaining to separation space, the Development Authority may reduce the required separation space where special aspects of design ensure equivalent or better light, ventilation, privacy or visibility from dwellings.
- Design Requirements
- 5.50.6 The design of multiple-unit dwelling developments will require consideration of the exterior treatment of colours, materials and textures as well as setback orientations, massing, floor plans, roof lines and wall openings.
- 5.50.7 The site design shall ensure a satisfactory relationship of buildings to circulation patterns and surrounding developments along with well oriented, landscaped amenity areas.
- 5.50.8 The items identified in Section 5.50.6 and 5.50.7 shall be at the discretion of the Development Authority.

#### Amenity Space

- 5.50.9 Balconies may be considered private outdoor amenity areas provided they are unenclosed and have a minimum depth of 2.0 m (6.6 ft.).
- 5.50.10 Communal amenity areas shall be designed for the recreational use of all residents of the development. The area may be indoor or outdoor space, or a combination thereof, including but not limited to landscaped courtyards, public seating areas, swimming pools, fitness rooms, party rooms, games rooms, and children's play areas complete with equipment.

5.50.11 A percentage of the open space area required on the site shall provided for recreational purposes, which may include recreational equipment, all of which being as determined and to the satisfaction of the Development Authority. This requirement may be relaxed at the discretion of the Development Authority where indoor recreational facilities are provided.

#### 5.51 Retail Gasoline Sales, Bulk Fuel Depots and Vehicle Washing Establishments

- 5.51.1 Any application for retail gasoline and petroleum products sales or a bulk fuel depot shall be referred to the Greenview Fire Chief and Manager, Operations and Manager, Environmental Services for their review.
- 5.51.2 Unless the District in which the retail gasoline and petroleum products sales establishment or bulk fuel depot is located or the *Alberta Safety Codes Act*, and regulations pursuant thereto, and any amendments made from time to time, stipulates greater setbacks, the front yard setback shall be a minimum of 12.0 m (39.37 ft), with no pump being located closer than 6.0 m (19.7 ft) from the front lot line, and the side yard and rear yard setbacks shall be no less than 6.0 m (19.68 ft).
- 5.51.3 In addition to the siting requirements of Section 5.50.2 and of the District in which the retail gasoline and petroleum products sales establishment or bulk fuel depot is located, the siting of all buildings and structures, including all fuel and other flammable liquid storage tanks, shall be in accordance with the requirements of all pertinent federal and provincial acts and regulations and any amendments thereto.
- 5.51.4 No development permits will be issued for the installation of fuel or any other flammable liquid storage tanks prior to the Municipality receiving certified copies of the required permits from the Alberta Government. All applicable petroleum tanks shall be registered with the Petroleum Tank Management Association of Alberta and comply with the requirements of the Alberta Fire Code Regulation any amendments thereto.
- 5.51.5 Where adjoining residential Land Use Districts, any lighting proposed to illuminate the lot shall be located and arranged so that all direct rays of light are directed upon the lot only and not on any residential lot.
- 5.51.6 All lot, building and setback requirements pertaining to drive-through businesses per Section 5.47 of this Bylaw shall also apply to vehicle washing establishments.

#### 5.52 Show Homes

5.52.1 Development permits shall be issued for a maximum of one (1) year only, and if the operator wishes to continue the use, must be renewed on an annual basis.

5.52.2 The appearance of the building shall, in the opinion of the Development Authority, be compatible with the character of other buildings in the vicinity.

#### 5.53 Backyard Beekeeping

- 5.53.1 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 requeened;
  - No more than two (2) colonies of bees are permitted on a parcel having an area less than 1,100.0 m<sup>2</sup> (11,840.3 ft<sup>2</sup>.);
  - e) No more than one (1) colony of bees are permitted on a parcel having an area of less than 600.0 m<sup>2</sup> (6,458.4 ft<sup>2</sup>);
  - 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.
- 5.53.2 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.
- 5.53.3 Backyard beekeeping must be for personal use only and products produced from backyard beekeeping shall not be sold in any commercial manner.

#### 5.54 Backyard Hen Enclosures

- 5.54.1 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 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 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 m<sup>2</sup> (86.1 ft<sup>2</sup>) in floor area and 2.5 m (8.2 ft.) in height;
- f) The coop and 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.
- 5.54.2 Backyard hen enclosures are for personal use only and products produced from backyard hen enclosures shall not be sold in any commercial manner.

#### 5.55 Shipping Containers

- 5.55.1 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.
- 5.55.2 Depending on the use of the shipping container, a building permit may also be required.
- 5.55.3 Shipping containers shall be sited in accordance with individual District regulations for height, siting and setbacks of buildings and structures.
- 5.55.4 Shipping containers may only be stacked to a maximum of two (2) containers high and subject to the prior issuance of a building permit.
- 5.55.5 Shipping containers, as accessory buildings, should be free of advertising and should be painted a uniform colour.
- 5.55.6 Shipping containers must not occupy any required off-street parking spaces.
- 5.55.7 Shipping containers must not occupy any areas that are required for open space or landscaping.
- 5.55.8 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.

#### 5.56 Farm Buildings

- 5.56.1 Farm buildings for agricultural use on parcels in A-1 and A-2 Districts, must be associated directly with the farm on which it is located as set out in the Agricultural Operations Act; and
  - a) All permits required by the Safety Codes Act must be obtained by the landowner;
  - A development permit is required when the farm building will not comply with the prescribed setbacks in the applicable District;

Page 83

- A Farm Building Confirmation form must be completed by the landowner, including a detailed plot plan, and submitted to Greenview prior to construction;
- Development permits are required for dwellings and related accessory buildings, as well as specific agricultural operations as defined in this Bylaw.

#### 5.57 Employee Accommodation

- 5.57.1 Employee accommodation shall only be allowed when it is associated with an industrial or commercial use for which a <u>development permit has been issued</u>.
- 5.57.2 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 business operating on the parcel or nearby parcel in Crown Land (CL) District.
- 5.57.3 The area of the employee accommodation is limited to a maximum of 5% lot coverage, including parking area.
- 5.57.4 All parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority.

#### 5.58 Work Camps – General

- 5.58.1 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.
- 5.58.2 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.

- 5.58.3 In accordance with the Subdivision and Development Regulation, work camps shall not be located within the setback requirements of a sour gas facility.
- 5.58.4 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.
- 5.58.5 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,
    - 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.

#### 5.59 **Recreational Vehicles**

- 5.59.1 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.
- 5.59.2 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.
- 5.59.3 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.
- 5.59.4 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 m<sup>2</sup> (161.5 ft<sup>2</sup>) require a development permit.

- 5.59.5 Sewage and wastewater systems, including holding tanks and onsite treatment are subject to approval from an agency authorized by the Alberta Safety Codes Authority.
- 5.59.6 Utility hookups are subject to approval from an agency authorized by the Alberta Safety Codes Authority.

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 outside the Sturgeon Lake Area Structure Plan	Between 8.1 ha (20 ac) and 1.2 ha (3 ac)	1
Country Residential One (CR-1) District inside the Sturgeon Lake Area Structure Plan	Between 8.1 ha (20 ac) and 1.0 ha (2.5 ac)	3
Country Residential Two (CR-2) District outside the Sturgeon Lake Area Structure Plan	Between 2.0 ha (5 ac) and 1.0 ha (2.5 ac)	1
Country Residential Two (CR-2) District inside the Sturgeon Lake Area Structure Plan	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3
Country Residential Two (CR-2) District inside the Sturgeon Lake Area Structure Plan	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 <sup>2</sup> (5,005.2 ft <sup>2</sup> )	1

#### Table 5-2: Recreational Vehicle Regulations

#### 5.60 Campgrounds

- 5.60.1 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.
- 5.60.2 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
- 5.60.3 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.

#### 5.61 Signage

- 5.61.1 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) Where the Development Authority determines that a sign is abandoned or in an overall state of disrepair it may, by notice in writing to the owner of the land on which the sign is located and, if it is indicated on the sign, the owner or operator of the sign, require the owner of the land and the owner or operator of the sign to:
    - remove the sign and all related structure components within what the Development Authority deems to be a reasonable period of time, or
    - ii. take such measures as specified in the notice to alter and/or refurbish and/or repair the sign.
  - d) Off-site directional signage may be allowed on private property, wherein the case of agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular and pedestrian traffic frequenting such developments may warrant such signage.
- 5.61.2 Permanent Signage

- a) A permanent sign is a sign that:
  - i. Exceeds 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area;
  - ii. Exceeds 1.5 m (4.9 ft.) in height;
  - iii. Is not for a Federal, Municipal or Provincial election; and,
  - iv. Is displayed for more than 21 consecutive days.
- b) 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;
- c) A permanent sign shall not be erected on land or affixed to any building or structure in any area of Greenview unless a development permit approved by the Development Authority has been issued for the permanent sign, subject to Section 5.11, Setbacks from Adjacent Roads;
- d) 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.
- Permanent signage on private property shall be limited to two (2) permanent signs per parcel;
- 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;
- g) 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.
- 5.61.3 Temporary Signage
  - a) A temporary sign is a sign that is displayed for less than twenty-one (21) consecutive days does not exceed 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area or 1.5 m (4.9 ft.) in height and that:
    - i. Advertises the sale or lease of a dwelling or property;
    - ii. Identifies a construction or demolition project which a development has been issued; or,
    - iii. Identifies a charitable campaign.
    - iv. Is subject to the regulations in Section 5.11, Setbacks from Adjacent Roads.
  - b) A temporary sign shall not be:
    - i. Greater than 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area;
    - ii. Greater than 1.5 m (4.9 ft.) 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.
  - c) A temporary on-site sign intended for the uses identified in Section 5.60.2, Permanent Signage, must be removed no more than seven (7) days following the date any advertised event, project or sale concludes;
  - d) 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.
- 5.61.4 Logo Signage
  - a) A logo sign is a sign that:
    - i. Exceeds 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>) in area;
    - ii. Exceeds 1.5 m (4.9 ft.) in height;
    - iii. Is placed within a highway or municipal road right-of-way; and,

- iv. Is provided and erected by Greenview to display the logos and/or business names for local businesses or service providers.
- b) A logo sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.3 ft.) of a highway or within 800.0 m (2,624.7 ft.) of the intersection of a highway and public road unless approval is obtained from Alberta Transportation pursuant to the Public Highway Development Act;
- c) A logo sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside the setbacks identified in Section 5.60.3, Temporary Signage unless a development permit approved by the Development Authority has been issued for the permanent sign.
- 5.61.5 Home Occupation or Bed and Breakfast Sign
  - a) Development permits are not required and are a condition of a development permit for a home occupation or bed and breakfast.
  - b) Signage associated with a home occupation or bed and breakfast shall be regulated in accordance with the following requirements:
    - i. one on-site, commercially produced sign to identify the business;
    - ii. sign dimensions shall be a maximum of 1.5 m (4.92 ft) in length and 0.91m (3.0 ft) in height;
    - iii. the sign shall, displayed as a window sign, be affixed to the building or be located in the front yard adjacent to the front parcel boundary and either be selfsupporting or attached to existing fencing; and
    - iv. no off-site signage associated with a home-based business is permitted, except for one directional sign in accordance with 5.60.1 d).

#### 5.62 Sign Provisions – Hamlet Districts

Further to, and notwithstanding anything to the contrary in, Sections 5.60.1 – 5.60.4, the following applies within the hamlets:

#### Applicability and Exemptions

- 5.62.1 These provisions do not apply to signs posted, placed or erected within any highway or any municipal road.
- 5.62.2 These provisions apply to all signs that are posted, placed or erected on both private property and/or public property with the exception of the following:

- a) signs posted, placed or erected by the Municipality or signage erected under a contractual arrangement with the Municipality;
- b) any sign required to be displayed under the provisions of federal, provincial or municipal legislation;
- c) name or number signs for the purposes of identification of buildings or parcels of land;
- signs associated with any drive-through business for the sole purpose of identifying goods or services sold or offered on-site to a vehicle using the drive-through; or,
- e) window signs or any sign located within a building or structure not intended to be displayed to the outside public.
- 5.62.3 A development permit is required to erect, relocate or structurally alter or enlarge any sign unless it is exempted under Section 3.3, identified in Section 5.61.2 or listed below provided they comply with the provisions in corresponding Sections:
  - a) A-Frame Sign (See Section 5.61.16);
  - b) Awning, Canopy and Under-Canopy Sign (See Section 5.61.17);
  - c) Banner Sign (See Section 5.61.18);
  - d) Construction Sign (See Section 5.61.20);
  - e) Development Marketing Sign (See Section 5.61.21);
  - f) Fascia Sign (See Section 5.61.23);
  - g) Projecting Sign (See Section 5.61.28);
  - h) Real Estate Sign (See Section 5.61.29); and,
  - i) Wall Sign (See Section 5.61.31).

Information Requirements for a Development Permit for a Sign

- 5.62.4 In addition to the requirements of Section 3.4 and 3.5, a development permit application for a sign shall include the following information:
  - a) sign drawings with dimensions, thickness, and copy area of the sign;
  - b) materials, finishes, colours, size of lettering and graphics;
  - c) method of illumination, if applicable;
  - d) mounting details or method of support, if applicable;
  - a site plan showing any existing signs and the proposed sign location in relationship to boundary lines, parking areas and buildings;

- for freestanding signs, an elevation drawing depicting the height of the sign in relation to the height of the principal building;
- g) mounting height or clearance to grade; and,
- h) the amount of projection of the sign from a building, if any.
- General Sign Regulations
- 5.62.5 No sign, unless otherwise provided for herein, shall be allowed unless it is accessory to an existing use.
- 5.62.6 A sign shall not be erected, operated, used or maintained if, in the opinion of the Development Authority:
  - a) its position, size, shape, colour, format or illumination obstructs the view of, or may be confused with a traffic control device or other official sign, or otherwise poses a potential hazard to vehicular or pedestrian traffic;
  - b) it displays lights which may be mistaken for the flashing lights customarily associated with danger or with those used by police, fire, or other emergency vehicles;
  - c) its illumination would cause excessive light spillage onto adjacent sites, particularly residential; or,
  - d) it would be situated within a sight line protection area identified elsewhere in this Bylaw.
- 5.62.7 The following are specifically prohibited:
  - a) An electronic messaging sign that goes beyond displaying or scrolling text through electronically controlled changing lights, and employs video display, moving images or an audible component; and,
  - b) third-party, non-point of sale signs including billboards;
  - c) Flashing, animated or interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas; or interfere with the interpretation of traffic signs or controls.
- 5.62.8 A sign shall be integrated with the development on which it is to be located and compatible with the general architectural lines and forms of the nearby buildings or of adjoining developments.
- 5.62.9 Where possible, signs shall not cover architectural details such as arches, sills, mouldings, cornices and transom windows.
- 5.62.10 Wiring and conduits for electrified signs must be concealed from view.

Page 92

- 5.62.11 No part of a sign or sign structure may encroach onto or over an adjacent site, road or lane unless a registered agreement between landowners running with the land is obtained.
- 5.62.12 Except as may be otherwise specified in this Bylaw, the maximum area of any sign shall be 12.0 m<sup>2</sup> (129.2 ft<sup>2</sup>).
- 5.62.13 A maximum of five (5) signs may be allowed on a site, including temporary signs and portable signs, but does not include fascia signs or signs less than 0.15 m<sup>2</sup> (1.6 ft<sup>2</sup>) in area.
- 5.62.14 An approved major home occupation may display a sign, not larger than 0.4 m<sup>2</sup> (4.3 ft<sup>2</sup>) on the dwelling or approved accessory building. If located outside, the sign shall be placed flat against the wall of the dwelling. Alternatively, the sign may be displayed from the inside of a window of the dwelling.
- 5.62.15 In any District where a place of worship or a public education facility or another institutional use is allowed, one (1) sign of not more than 5.0 m<sup>2</sup> (53.8 ft<sup>2</sup>) in area shall be allowed to be erected on the site occupied by the place of worship, public education facility, or other institutional use.

Sign Regulations by Type (Drawings in Sections 5.61.16–5.61.31 are for illustrative purposes only)

#### A-Frame Sign

5.62.16 An A-Frame sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts and no development permit is required, provided it complies with the following requirements:



- a) The maximum area of each A-Frame sign face shall be 0.7 m<sup>2</sup> (2.3 ft<sup>2</sup>);
- b) The maximum height of an A-Frame sign shall be 1.0 m (3.3 ft.);
- c) No more than one (1) A-Frame sign shall be allowed per business frontage; and,
- d) Where the back of an A-Frame sign is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance. Angle iron shall not be open to public view unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority;

Page 94

#### Awning, Canopy and Under-Canopy Sign

- 5.62.17 Awning, canopy and under-canopy signs are a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts and no development permit is required provided that:
  - a) The sign provides a minimum vertical clearance of 2.5 m (8.2 ft.) between the bottom of the awning or canopy and the sidewalk or ground below;
  - b) The sign does not exceed a vertical dimension of 1.5 m (4.9 ft.);
  - c) The sign does not project over a road or lane; and,
  - d) The sign is erected in such a manner that the structural support elements are designed to appear as an integral part of the overall sign design and concealed such that no angle iron bracing, guide wires or similar support elements are visible from a road or lane.

#### Banner Sign

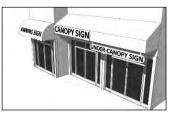
- 5.62.18 A banner sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts and no development permit is required provided that:
  - a) If it is used to advertise a non-profit or charity event it may be displayed for a period of up to 15 days; or,
  - b) If it is used for other purposes it may be displayed for up to 30 days.

#### Billboard Sign

5.62.19 A billboard sign, which is a third-party, not point of sale sign consisting of a large flat panel surface on a standard or column permanently attached to the ground and typically located adjacent to high traffic areas or streets, is not allowed within the hamlets.

#### Construction Sign

- 5.62.20 A construction sign is a permitted use in all hamlet Districts and no development permit is required, provided that:
  - a) The sign does not exceed 5.0 m<sup>2</sup> (53.8 ft<sup>2</sup>) in sign area or 3.0 m (9.8 ft.) in sign height;
  - b) There are no more than two (2) construction signs on a site; and,









 c) The sign or signs are removed within 7 days of development completion or as determined by the Development Authority.

#### **Development Marketing Signs**

5.62.21 A development marketing sign is a permitted use in all hamlet Districts and no development permit is required within the subject subdivision or on the site that is being marketed, provided that:

NEW LOTS	
AND HOMES	
FOR SALE	
63	
NT SPACE AND	
SHOW HOMES	
Or	

- a) The sign is self-supported;
- b) The sign, if it is located within the subject subdivision or on the site that is being marketed, shall not exceed 3.0 m<sup>2</sup> (32.3 ft<sup>2</sup>) in sign area or 3.0 m (9.8 ft.) in sign height;
- c) The sign, if it is located on a site other than within the subject subdivision or on the site that is being marketed, shall clearly provide direction to the subject area, to the satisfaction of the Development Authority and:
  - i. not exceed 12.0 m<sup>2</sup> (129.2 ft<sup>2</sup>) in sign area,
  - ii. not exceed 8.0 m (26.2 ft.) in sign height,
  - iii. not be located less than 30.5 m (100.0 ft.) from an intersection, and
  - iv. not be located within 300.0 m (984.3 ft.) from any other development marketing sign or billboard facing the same direction;
- The sign is located only during the duration while the subject area is actively under development; and,
- e) There are no more than two (2) development marketing signs per site.

#### Electronic Messaging Sign

5.62.22 Subject to the issuance of a development permit, an electronic message sign is a discretionary use in any hamlet



District where freestanding signs are allowed provided they are integrated into a freestanding sign and provided the electronic message portion:

- a) Is less than 1.0 m (3.3 ft.) in height;
- b) Is located a minimum of 300.0 m (984.3 ft.) from any other electronic message sign facing the same direction;
- Displays only text messages consisting of letters, numerals, or symbols, but no other graphics or images shall be allowed except for a corporate logo;

- d) The transition of sign copy between static or scrolling text messages shall be instantaneous and each sign copy shall be displayed for a minimum period of six (6) seconds;
- Includes a dimming feature that will automatically reduce the brightness to adapt to the ambient light level; and,
- f) Does not exceed the following illumination levels:
  - i. A maximum of 7,500 Nits from sunrise to sunset;
  - ii. A maximum of 500 Nits from sunset to sunrise; and,
  - iii. The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX.
- 5.62.23 Any sign located within 30.0 metres of a residence or a Residential District shall not be illuminated between 10:00pm and 7:00am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.

#### Fascia Sign

5.62.24 A fascia sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts and no development permit is required, provided that:



- a) The sign does not exceed 1.5 m (4.9 ft.) in height, measured from the bottom of the display area to the top of the display area;
- b) The sign does not exceed the width of the building or unit that the sign identifies; and,
- c) The sign does not project beyond the roof or parapet wall of the building it is attached to.

#### Freestanding Sign

5.62.25 Subject to the issuance of a development permit, a freestanding sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts, subject to the following:



- a) One (1) freestanding sign per business frontage may be erected on a site having a minimum business frontage of 15.0 m (49.2 ft.) at road level;
- b) Notwithstanding Section 5.61.24 a), a maximum of one (1) freestanding sign may be allowed per site except:

- where a site has more than a 90.0 m (295.3 ft.) frontage, one (1) additional freestanding sign may be erected for each additional 90.0 m (295.3 ft.) or portion thereof of frontage abutting the developed portion of the said site; or
- where a site is considered by the Development Authority to be a double fronting site, each frontage may have freestanding signs providing that the freestanding signs are at least 90.0 m (295.3 ft.) apart;
- c) The total sign area of all freestanding signs on a site shall not exceed 0.3 m<sup>2</sup> (3.3 ft<sup>2</sup>) in area for each lineal metre of frontage, to a maximum of 12.0 m<sup>2</sup> (129.2 ft<sup>2</sup>);
- Notwithstanding the provisions of Section 5.61.24 c), any freestanding sign employing a changeable copy component may exceed the maximum sign area by 20% and this increase in allowable sign area will replace the option of a portable sign being allowed on the subject site;
- e) The maximum height of a freestanding sign shall be 7.0 m (23.0 ft.);
- f) Where a freestanding sign and a projecting sign are located along the same frontage of a site, a minimum distance of 10.0 m (107.6 ft.) shall be maintained between the signs;
- g) Any support structure for a freestanding sign shall be set back a minimum of 0.3 m (1.0 ft.) from any site line and no part of the freestanding sign itself shall encroach onto or overhang an adjacent site, road or lane; and,
- h) Any freestanding sign that integrates an electronic message component shall comply with the requirements of Section 5.61.22.

#### Inflatable Sign

5.62.26 Subject to the issuance of a development permit, an inflatable sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC and DC-BP Districts, subject to the following:



- a) The Development Authority may specify the period of time the permit is valid and, following expiration of the permit, also specify the period of time the site shall remain clear of inflatable signs;
- A ground-mounted inflatable sign shall not exceed 8.0 m (26.2 ft.) in height and shall be located a minimum of 1.5 m (4.9 ft.) from any boundary line;
- c) A roof-mounted inflatable sign shall not exceed the maximum building height allowed in the applicable District;
- d) An inflatable sign may not be illuminated; and,

Page 97

 e) An inflatable sign must be located a minimum of 150.0 m (492.1 ft.) from any other inflatable sign.

Neighbourhood Identification Sign

- 5.62.27 Subject to the issuance of a development permit, a neighbourhood identification sign is a permitted use in all hamlet Districts, provided that:
  - a) The sign is self-supported;
  - b) The sign does not exceed 6.0 m<sup>2</sup> (64.6 ft<sup>2</sup>) in sign area;
  - c) The sign does not exceed 3.0 m (9.8 ft.) in sign height;
  - d) The sign is not internally illuminated, though it may be lit from the front;
  - Neighbourhood identification signs must predominantly identify the Neighbourhood or District Name adopted by Council where applicable and appropriate; and,
  - f) The sign may incorporate the logo of the subject developer.

#### Portable Signs

5.62.28 Subject to Section 5.61.24 d) and the issuance of a development permit, a portable sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and

INS Districts, subject to the following:

- SIGNAGE SIGNAGE SIGNAGE <sup>5</sup>GNAGE TIGNAGE
- a) A development permit issued for a portable sign is valid for a maximum of 90 days;
- b) Any support structure for a portable sign shall be set back a minimum of 0.5 m (1.6 ft.) from any site line and no part of a portable sign shall encroach onto or overhang an adjacent site, road or lane;
- c) No more than one (1) portable sign shall be located on a site;
- Notwithstanding Section 5.61.27 c), one (1) portable sign may be allowed for each business in a multiple-occupancy development provided that no portable sign is located within 30.0 m (98.4 ft.) of another portable sign;
- e) All portable signs shall be double-faced;
- f) No portable sign shall exceed a height of 2.5 m (8.2 ft.) above grade;
- g) Portable signs shall not be located within 3.0 m (9.8 ft.) of a permanent self-supporting sign on the same site;



- Portable signs shall not be placed on a site so as to conflict with or take up space for parking, loading, or walkways;
- Portable signs shall not be allowed on otherwise vacant sites unless advertising the sale of the property on which the portable sign is located, or for a public announcement, notice, event, or other similar thing; and,
- j) No portable sign shall be attached, affixed or displayed on any parked vehicle or trailer not normally used in the daily activity of the business and that is visible from a road so as to act as a sign for the advertisement of products or to direct people to a business or activity.

#### Projecting Sign

5.62.29 A projecting sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts and no development permit is required, provided that:



- a) The sign has a vertical clearance of a minimum of 2.5 m (8.2 ft.) from grade;
- b) No more than one (1) projecting sign of 0.5 m<sup>2</sup> (5.4 ft<sup>2</sup>) in size shall be allowed for each frontage of a commercial or industrial use; and,
- c) All projecting signs shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall sign design and concealed such that no angle iron bracing, guy wires, or similar support elements are visible from a road.

#### Real Estate Sign

- 5.62.30 A real estate sign is a permitted use in all hamlet Districts and no development permit is required provided that:
  - a) The sign is self-supported or wall-mounted;
  - b) The sign does not exceed 3.0 m (9.8 ft.) in height;
  - c) The sign does not exceed 3.0 m<sup>2</sup> (32.3 ft<sup>2</sup>) in sign area;
  - d) The sign advertises only the site upon which the sign is located;
  - e) The sign is setback a minimum of 3.0 m (9.8 ft.) from any road right-of-way;
  - f) The number of signs on a site shall not exceed two (2);
  - g) The sign is removed within one (1) day after the sale or rental agreement has been entered into respecting the land; and,



- In addition to the requirements specified in Section 5.61.29 immediately above, in the HR, GC-LDR, GC-MHP and GC-HDR Districts, real estate signs must:
  - i. Not be illuminated;
  - ii. Not exceed 1.5 m<sup>2</sup> (16.1 ft<sup>2</sup>) in sign area; and,
  - iii. One (1) sign is permitted per property, or two (2) on corner sites, although for multi-unit dwelling developments, a single real estate sign may incorporate multiple panels, provided that the sum total of each panel area does exceed 3.0 m<sup>2</sup> (32.3 ft<sup>2</sup>).

#### Roof Sign

5.62.31 Subject to the issuance of a development permit, a roof sign is a permitted use in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts, subject to the following:



- a) Roof signs must be manufactured and erected in such a way that they appear as an architectural feature and they shall be finished in such a manner that the visual appearance from all sides makes them appear to be part of the building itself;
- No supporting structure for a roof sign shall be visible to the public unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority; and,
- c) All roof signs shall be set back a minimum of 1.0 m (3.3 ft.) from the edge of the building on which the roof sign is located.

#### Wall Sign

5.62.32 A wall sign is a permitted use in in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts and no development permit is required, provided that:



- a) The sign is created, erected, and/or finished in such a manner that the visual appearance from all sides makes them appear to be part of the building itself;
- b) The sign is not illuminated if it faces an adjacent residential District; and,
- c) The sign does not exceed an area of more than 25% of the wall to which it is applied.

### 6.0 OFF-STREET PARKING, ACCESS AND LOADING 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 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 as follows:
  - a) Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises are permitted;
  - 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.).
- 6.1.4 In the GC-LDR, GC-HDR or GC-MHP Districts, parking and storage shall be permitted outside of a dwelling as follows:
  - a) Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises are permitted.
  - b) Licenced/registered motor vehicles ranging from passenger vehicles up to a commercial vehicle of a net weight less than 2,722 kg (3 tons) used by the residents of the dwelling(s) may be parked on the parcel.
  - c) On a developed parcel, recreation vehicles, along with other recreation equipment and construction trailers, may be parked/stored in a rear yard, side yard or front yard provided such vehicles and equipment:

- in the case of a front yard, are located on a driveway or other approved parking surface and not closer that 1.52 (5 ft) from the interior edge of the sidewalk or, where no sidewalk exists, from the curb;
- are not closer than 2.44 m (8.0 ft) from a window of a habitable room on the ground floor of a dwelling on an adjacent parcel;
- iii. do not interfere with safe traffic sight lines in relation to a fronting or flanking street or a rear access; and/or,
- iv. are not used as a permanent or temporary dwelling or form of accommodation.
- d) On an undeveloped (vacant) parcel, a single recreation vehicle or construction trailer may be parked/stored provided it:
  - is licenced to and owned by the registered owner of the undeveloped (vacant) lot with the means of verifying recreation vehicle ownership as determined by the Development Authority (ie. producing a valid vehicle registration issued by the appropriate vehicle licensing authority).
  - is not closer than 1.52 m (5.0 ft) from the interior edge of the sidewalk or, where no sidewalk exists, from the curb;
  - iii. is not closer than 2.44 m (8.0 ft) from a window of a habitable room on the ground floor of a dwelling on an adjacent lot;
  - iv. does not interfere with safe traffic sight lines in relation to a fronting or flanking street or a rear lane; and
  - v. is not used as a permanent or temporary dwelling or form of accommodation.

#### 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.

#### 6.2.2 No GC-LDR, GC-HDR or GC-MHP parcel may be used for:

a) The storing of unlicensed motor vehicles, recreational vehicles or detached parts thereof;

Page 102

- b) The keeping of detached parts of motor vehicles or recreational vehicles, unless the parts are completely enclosed in a permanent building;
- c) The storage of any derelict, wrecked or dismantled motor vehicles or recreational vehicles; and,
- d) Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work;

#### 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 In the hamlets, parking areas shall be adequately lit, with lighting directed away from adjacent sites, and landscaped to the satisfaction of the Development Authority in the case of commercial uses, multi-dwelling developments where parking is shared, institutional uses such as schools, recreation and community facilities, and other similar uses.
- 6.3.4 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.
- 6.3.5 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 90 and 75 degree angle parking, 5.5 m (16.4 ft.) wide for 60 degree angle parking and 4.5 m (14.8 ft.) for 45 degree angle parking. The maneuvering aisle shall be one-way in the case of 45, 60 and 75 degree angle parking spaces and may be two-way where parking spaces are 90 degrees to the maneuvering aisle.
- 6.3.6 Maneuvering aisles and fire lanes must be a minimum of 7.0 m (23.0 ft.) wide.
- 6.3.7 In the GC-LDR District, a parking area shall be provided either in front, or to the side or rear, of the dwelling. If no vehicle garage is provided, the parking area must be paved or otherwise hard-surfaced to the satisfaction of the Development Authority.

- 6.3.8 Subject to Sections 6.7.3 and 6.7.4, 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.
- 6.3.9 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.
- 6.3.10 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.
- 6.3.11 In all cases, parallel parking spaces must be a minimum of 2.6 m (8.5 ft.) wide and 7.0 m (23.0 ft.) deep. When parallel parking spaces are adjacent to walls, columns or curbing over 0.2 m (0.6 ft.) in height, they must be 2.9 m (9.5 ft.) wide.
- 6.3.12 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 Barrier-free parking shall be provided in accordance with Section 6.4.2. 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 barrier-free stall must be:
  - a) at least 4.0 m (13.1 ft.) in width and at least 7.5 m (24.6 ft.) in length;
  - b) located as close as possible to a main accessible building entrance; and,
  - c) clearly identified for the exclusive use of persons with disabilities.

#### 6.4.2

Required Off-Street Parking Spaces	Required Barrier-Free Parking Spaces
<mark>1-10</mark>	1
<mark>11-25</mark>	<mark>2</mark>
<mark>26-50</mark>	<mark>3</mark>
<mark>51-100</mark>	4
for each additional increment of 100 spaces	1 additional barrier-free space

Note: Barrier-free spaces are to be included as part of the on-site parking requirements and not required in addition to the minimum number of parking spaces.

#### 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 or Section 6.5.10, 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 In the case of major renovations and architectural modifications to an existing building, no parking spaces in addition to those existing prior to undertaking the renovations or modifications shall be required.
- 6.5.7 In the case of expansion to the floor area of an existing building, additional parking spaces shall be required based on the size and use of the expansion only.
- 6.5.8 In the case of a change in the use of an existing building, no parking spaces in addition to those existing prior to the change in use shall be required provided that no alteration to the floor area of the building occurs.
- 6.5.9 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	

1 space per recreational vehicle stall
1 space per 20.0 m <sup>2</sup> (215.3 ft <sup>2</sup> ) gross leasable area
1 space
2 spaces per dwelling for 4 or fewer dwellings
1.5 per unit for 5 or more units, <mark>plus</mark>
1 space per 7 dwellings for visitor parking
2 spaces per dwelling
1 space per guest room, plus additional spaces in accordance with this table for any other use forming part of the development
1 per 403 m <sup>2</sup> (4,338 ft <sup>2</sup> ) of gross leasable area
2 spaces per 93.0 m <sup>2</sup> (1,001.0 ft <sup>2</sup> )
1 space per 4 seats
1 space per 30 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
1 space per 4 seats
4 spaces per 93.0 m² (1,001.0 ft²)
1 space per classroom
3 spaces per classroom
1 space per suite in addition to the parking required for the principal dwelling
1 space per 93.0 m <sup>2</sup> (1,001.0 ft <sup>2</sup> )
As required by Development Authority

# 6.5.10 Further to, and notwithstanding anything to the contrary in, Table 6-1, the following applies within the hamlets:

RESIDENTIAL USES	MINIMUM NUMBER OF PARKING SPACES
Apartment and dwellings contained in a mixed-use building	1 space per bachelor suite; plus 1.25 spaces per 1 bedroom; plus 1.5 spaces per 2 bedroom; plus 2 spaces per 3 or more bedroom; plus 1 space per 7 dwelling for visitor parking
Home office	Not required
Manufactured home park and/or dwelling	2 spaces per dwelling plus 1 space per 3 dwellings for visitor parking
Show home	As required by the Development Authority
Supportive living accommodation	1 space per dwelling or 1 space per 5 non-self-contained dwellings; plus 1 space per 7 dwellings or non-self-contained dwellings for visitor parking

COMMERCIAL	MINIMUM NUMBER OF PARKING SPACES
Adult entertainment establishment Alcohol sales Amusement establishment, indoor Animal breeding establishment Animal care service, major Animal care service, major Animal care service, minor Automotive/Recreational Vehicle (RV) Sales and Rental Automotive service Automotive service Automotive supply store Business support service establishment Cannabis sales Commercial school Equipment rental establishment Financial service Fitness and wellness facility Health services Household repair service	1 space per 30 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area
Personal services establishment Pet store and grooming Service station Warehouse sales establishment Auctioneering establishment	1 space per 3.5 seats or 1 space per 20 m <sup>2</sup> (215.3 ft <sup>2</sup> ) of gross
	floor area; whichever is greater
Casinos and gaming establishment Drive-through component of a business	1 space per 2.5 seats No additional spaces are required beyond what is required for the principal use associated with the drive-through
Funeral services	1 space per 5 seats plus 1 space per funeral vehicle
Home occupation, major	In addition to the parking required for the residential use, 1 space unless the Development Authority determines additional spaces are required
Home occupation, minor	No additional spaces required, aside from that required for the residential use
Live/Work unit	2 spaces for the residential use plus 1 space per 30 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area for the commercial use, unless the Development Authority determines a greater number of spaces are required, based on the nature of the commercial use
Shopping centre with less than 1,000 m <sup>2</sup> (10,765 ft²) of gross floor area	1 space per 35 m <sup>2</sup> (376.7 ft <sup>2</sup> ) of gross floor area plus 1 space per 8 seats for any casino and gaming establishment, licenced drinking establishment or theatre located within a shopping centre
Shopping centre with 1,000 m <sup>2</sup> (10,765 ft <sup>2</sup> ) – 4,000 m <sup>2</sup> (43,057 ft <sup>2</sup> ) of gross floor area	1 space per 30 m <sup>2</sup> (323.0 ft <sup>2</sup> ) of gross floor area plus 1 space per 8 seats for any casino and gaming establishment, licenced drinking establishment or theatre located within a shopping centre

Shopping centre with greater than 4,000 m <sup>2</sup> (43,057 ft <sup>2</sup> ) of gross floor area Vehicle washing establishment	<ul> <li>1 space per 25 m<sup>2</sup> (269.1 ft<sup>2</sup>) of gross floor area plus</li> <li>1 space per 8 seats for any casino and gaming establishment, licenced drinking establishment or theatre located within a shopping centre</li> <li>1 space per 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) of gross floor area; minimum</li> </ul>
Fleet services Greenhouse and plant nurseries Temporary use	of 3 spaces As required by the Development Authority
INDUSTRIAL USES	MINIMUM NUMBER OF PARKING SPACES
Industrial/Commercial Office, Operations Facility and/or Administration Building	1 space per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) of gross floor area, minimum of 3 spaces, unless the Development Authority determines additional spaces are required based on the number of employees
Heavy equipment sales and rental Industrial vehicle and equipment sales/rentals establishment	1 space per 40 m <sup>2</sup> (430.5 ft <sup>2</sup> ) of gross floor area
Recycling depot	1 space per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) of gross floor area; minimum of 3 spaces
Oilfield service Self-service storage facility PUBLIC RELATED USES	As required by the Development Authority MINIMUM NUMBER OF PARKING SPACES
Cemeteries	10 spaces per hectare
Community facility Community recreation services Exhibition and convention facilities	1 space per 5 seats or 1 space per 20 m <sup>2</sup> (215.3 ft <sup>2</sup> ) of gross floor area; whichever is greater
Recreation, outdoor passive Public parks Public uses Public utilities (no office or workshop)	As required by the Development Authority
Public education facilities	Elementary or Junior High schools: 2 spaces per classroom plus 1 space per 40 m <sup>2</sup> (430.5 ft <sup>2</sup> ) of gross floor area used for administrative purposes High Schools: 5 spaces per classroom or 1 space per 5 students based on school capacity; whichever is greater, plus 1 space per 40 m <sup>2</sup> (430.5 ft <sup>2</sup> ) of gross floor area used for administrative purposes
Recreation, indoor	<ul> <li>1 space per 5 seats for areas with fixed seating; plus</li> <li>1 space per 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) of gross floor area for uses</li> <li>without fixed seating.</li> <li>The Development Authority may require additional or differing</li> <li>parking requirements based upon the nature of the use and</li> <li>individual components of the facility</li> </ul>
CARE-RELATED FACILITIES	MINIMUM NUMBER OF PARKING SPACES

Boarding and lodging	1 space per 2 sleeping units	
Child care facility	4 spaces or 1 space per 2 employees; whichever is greater	
Group home	1 space unless the Development Authority determines	
	additional spaces are required	
Group care facility	1 space per 120 m <sup>2</sup> (1,291.7 ft <sup>2</sup> ) of gross floor area	

#### 6.6 Off-Street Loading

- 6.6.1 Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for loading and unloading shall be provided and maintained on site.
- 6.6.2 A loading space shall be designed and located such that the vehicles using it can be parked and maneuvered entirely within the limits of the site.
- 6.6.3 A loading space may not be located within 50% of a minimum required yard.
- 6.6.4 Loading spaces in any commercial District adjacent to a residential use or District shall be screened to the satisfaction of the Development Authority.
- 6.6.5 A loading space shall be a minimum of 8.0 m (26.2 ft.) in length, 4.0 m (13.1 ft.) in width unless alternative dimensions are more appropriate due to the scale and character of the development at the discretion of the Development Authority and have overhead clearance of not less than 4.3 m (14.1 ft.).
- 6.6.6 The minimum number of loading spaces within hamlets shall be in accordance with the Table below (where a fractional number of loading spaces are required, the next highest number of spaces shall be provided).

TYPE OF USE	MINIMUM NUMBER OF LOADING SPACES
Commercial, industrial, or similar uses	<ul> <li>1 space for a building of less than 1,000 m<sup>2</sup> (10,765 ft<sup>2</sup>) of gross floor area, plus</li> <li>1 space for the next 1,000 m<sup>2</sup> (10,765 ft<sup>2</sup>) of gross floor area, plus</li> <li>1 space for each additional 2,000 m<sup>2</sup> (21,530 ft<sup>2</sup>) of gross floor area</li> </ul>
Office, place of public assembly, institutional, educational or similar uses	<ul> <li>1 space for a building of less than 3,000 m<sup>2</sup> (32,295 ft<sup>2</sup>) of gross floor area, plus</li> <li>1 space for each additional 3,000 m<sup>2</sup> (32,295 ft<sup>2</sup>) of gross floor area</li> </ul>
Multi dwelling developments with 20 or more dwellingss	1 space per building, excluding accessory buildings
Any other building or use	As required by the Development Authority

#### 6.7 Differing Parking Requirements Within Hamlets

- 6.7.1 In accordance with the provisions of Section 3.8, the parking and loading requirements of Sections 6.5 and 6.6 may be varied if it can be shown to the satisfaction of the Development Authority that the standard is not applicable to the development due to:
  - a) the relationship of the development to other parking areas;
  - b) differing hours of demand for parking; or,
  - c) the scale and character of the development.
- 6.7.2 Notwithstanding the minimum required off-street parking spaces specified, at the option of an applicant, a parking study, under the seal of a qualified professional engineer, may be submitted with a development permit application to justify a differing amount of parking. The Development Authority may use such a study to ultimately determine the parking required for a development and in such instances, approval of a development permit will be considered as a variance to the parking that would otherwise be required and be subject to the requirements of Section 3.10.
- 6.7.3 Notwithstanding Section 6.3.8, within hamlets and at the discretion of the Development
   Authority, two or more uses may share the off-street parking spaces. A maximum of
   20% of the required parking spaces may be combined or be shared parking, provided:
  - a) the uses are located no greater than 100.0 m (328.1 ft.) apart;
  - b) there are differing hours of demand for parking for each of the uses that are to share parking; and,
  - c) if on separate parcels of land, an Agreement is entered into between the property owners and registered on the subject Certificates of Title.
- 6.7.4 Notwithstanding Section 6.3.8, within hamlets, the Development Authority may authorize the use of parking space on another site (off-site parking) to satisfy the off-street parking required for a commercial or industrial use provided:
  - a) there is a convenient walkway from the off-site parking to the development that is the subject of the development permit application;
  - b) the owner of the development proposing to use an off-site parking area has control of the site where the parking is proposed and has dedicated the site to parking for the benefit of the development in question; and,
  - an Agreement is entered into between the property owners and registered on the subject
     Certificates of Title, unless the off-site parking is publicly owned.

6.7.5 At the sole option of the Development Authority, an owner of land proposed for development may pay money to the Municipality in lieu of providing parking spaces. The amount of money required will be determined by resolution of Council and shall be based on the amount needed to acquire land and construct the required number of parking spaces on land owned or proposed to be purchased by the Municipality. Money so received by the Municipality will be used only for the development of municipal, off-street parking facilities.

# 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
Grande Cache Lower Density Residential	GC-LDR
Grande Cache Higher Density Residential	GC-HDR
Grande Cache Manufactured Home Park	GC-MHP
Manufactured Home Park	MHP
Direct Control	DC
Direct Control Business Park	DC-BP
Institutional	INS
Recreational	REC
Hamlet Commercial	НС
Grande Cache Central Commercial	GC-CC
Grande Cache Highway Commercial	GC-HC
Grande Cache Commercial Industrial	GC-CI
Grande Cache Neighbourhood Commercial	GC-NC
Rural Commercial	RC
Hamlet Industrial	HI
Industrial Light	M-1
Industrial General	M-2
Grande Cache Expansion Area	GC-EA
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.

Page 112

#### 7.3 Land Use District Boundaries

- 7.3.1 The boundaries of the Land Use Districts established in Schedule B are based upon, determined by and follow lot/parcel boundaries and the lands so delineated by such boundaries are the lands to which the Land Use Districts apply.
- 7.3.2 Where the Land Use District boundary does not follow a legally defined line as per Section 7.3.1, 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 <mark>, Structure and Use</mark>	1.a	Abattoir
2.	Agricultural Processing	2.a	Airstrip
3.	Agriculture, Horticulture	3.a	Compressor
4.	Agricultural, Support Service	4.a	Coverall Building
5.	Animal Breeding Establishment	5.a	Craft Brewery and Distillery
6.	Apiary	<mark>6.a</mark>	Industrial Trailer, Wellsite
7.	Bed and Breakfast	7.a	Home Occupation, Major
8.	Boarding and Lodging	8.a	Natural Resource Extraction
9.	Borrow Pit	9.a	Oil and Gas Facility
10.	Accommodation, Leisure	10.a	Recreation, Outdoor Motorized Vehicle
11.	Cannabis Production Facility	11.a	Recreation, Outdoor Passive
12.	Dugout	12.a	Recreational Vehicle Storage
13.	Dwelling, Manufactured	13.a	Solar Collector, Major
14.		14.a	Utilities, Major
15.	Dwelling, Single Detached	15.a	Wind Energy Conversion System, Major
16.	Fence	16.a	Work Camp, Project Oriented
17.	Greenhouse		
18.	Home Occupation, Minor		
19.	Housing Collective, Communal		
20.	Kennel, Commercial		
21.	Kennel, Hobby		
22.	Sign		
23.	Solar Collector, Minor		
24.	Storage, Outdoor		
25.	Suite, Attached		
26.	Suite, Detached		
27.	Wind Energy Conversion System, Micro		
28.	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
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Matter to Be Regi	lated	Regulation
.1 Maximum den	sity	<ul> <li>A maximum of 4 dwellings per parcel, which may include:</li> <li>a maximum of 2 primary dwellings</li> <li>a maximum of 3 accessory dwellings and/or suites</li> </ul>
.2 Minimum parc	el size	1.2 ha (3 ac)
.3 Minimum parc	el width	100 m (328.1 ft.)
	ack of principal building from: el and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.)
Interior sid	e parcel line	15.0 m (49.2 ft.)
Rear parce	el line	15.0 m (49.2 ft.)
	ack of accessory building from: el and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
Interior sid	e parcel line	15.0 m (49.2 ft.)
Rear parce	el line	15.0 m (49.2 ft.)
.6 Maximum build	ding and structure height	
<ul> <li>Principal b</li> </ul>	uilding and structures	10.0 m (32.8 ft.)
<ul> <li>Accessory</li> </ul>	building	10.0 m (32.8 ft.)
.7 Maximum parc	el coverage (all buildings)	30 %

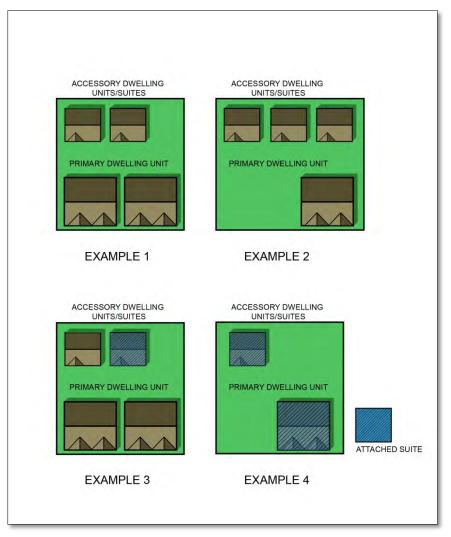


Figure 8-1: Examples of A-1 Dwelling Configurations

#### 8.1.4 Other Regulations

- All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act;
- b) Only one A-1 parcel may be taken out of an unsubdivided quarter section for the first parcel out without rezoning. \*See definition of first parcel out. Fragmented parcels that have been subdivided will be considered an unsubdivided quarter section for the purposes of this Section.
- c) First Parcel Out: Minimum: 1.2 ha (3.0 ac)

Maximum: 8.1 ha (20.0 ac)

- d) An application to create two titles based upon a fragmented parcel may be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:
  - i. Minimum parcel sizes and other development considerations must be adhered to;
  - ii. Parcels fragmented by water bodies or ravines would still be subject to environmental reserve evaluation and dedication.
- e) An Industrial Trailer, Wellsite shall:
  - i. be located on a parcel greater than 8.1 ha. (20.0 ac);
  - ii. be installed on a permanent foundation that meets Alberta Building Code;
  - be of sound construction and appearance including, but not limited to, minimum roof pitch, quality of siding, and so on, all to the satisfaction of the Development Authority;
  - iv. be skirted within 90 days from the date the trailer is placed on the permanent foundation; and,
  - be serviced with a water supply, sewage system and utilities all to the satisfaction of the Development Authority.
- \*\*\* 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.

Per	mitted Uses	Disc	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Agricultural Processing
2.	Agriculture, Horticulture	2.a	Cannabis Production Facility
3.	Agricultural, Support Service	3.a	Coverall Building
4.	Apiary	4.a	Craft Brewery and Distillery
5.	Bed and Breakfast	5.a	Home Occupation, Major
6.	Boarding and Lodging	6.a	Kennel, Commercial
7.	Borrow Pit	7.a	Recreation, Outdoor Passive
8.	Dugout	8.a	Solar Collector, Major
9.	Dwelling, Manufactured		
10.	Dwelling, Single Detached		
11.	Fence		
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, Micro		
21.	Wind Energy Conversion System, Minor		

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

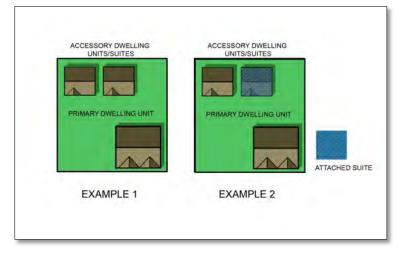
# 8.2.3 Regulations

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.

Ма	tter to Be Regulated	Regulation
.1	Maximum density	<ul> <li>A maximum of 3 dwellings per parcel, which may include:</li> <li>a maximum of 1 primary dwellings</li> <li>a maximum of 2 accessory</li> </ul>
		dwellingsand/or suites
.2	Maximum parcel size	32.0 ha (79.1 ac)
.3	Minimum parcel size	8.1 ha (20 ac)
.4	Minimum parcel width	100 m (328.1 ft.)
.5	Minimum setback of principal building from:	
	<ul> <li>Front parcel and exterior side parcel lines</li> <li>Interior side parcel line</li> </ul>	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.)
	Rear parcel line	15.0 m (49.2 ft.)
.6	<ul> <li>Minimum setback of accessory building from:</li> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.)
	<ul><li>Interior side parcel line</li><li>Rear parcel line</li></ul>	15.0 m (49.2 ft.)
.7	Maximum building and structure height	
	<ul><li>Principal building and structures</li><li>Accessory building</li></ul>	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8	Maximum parcel coverage (all buildings)	30 %

# Table 8-4: A-2 District Regulations

# Figure 8-2: Examples of A-2 Dwelling 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

Per	mitted Uses	Disc	cretionary Uses
1.	Accessory Building, Structure and Use	1.a	Campground
2.	Agricultural Pursuit, Minor	2.a	Convenience Store
3.	Backyard Beekeeping	3.a	Coverall Building
4.	Backyard Hen Enclosure	4.a	Greenhouse
5.	Borrow Pit	5.a	Home Occupation, Major
6.	Dugout	6.a	Natural Resource Extraction
7.	Dwelling, Accessory	7.a	Recreation, Indoor
8.	Dwelling, Manufactured	8.a	Recreation, Outdoor Passive
9.	Dwelling, Semi-Detached	9.a	Solar Collector, Major
10.	Dwelling, Single Detached	10.a	Storage, Outdoor
11.	Fence	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, Micro		
19.	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

Ма	tter to Be Regulated	Regulation
.1	Minimum parcel size	32.0 ha (79.1 ac)
.2	Minimum parcel width	100 m (328.1 ft.)
.3	Minimum setback of principal building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.)
	Interior side parcel line	15.0 m (49.2 ft.)
	Rear parcel line	15.0 m (49.2 ft.)
.4	Minimum setback of accessory building from:	
	<ul> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	15.0 m (49.2 ft.)
	Rear parcel line	15.0 m (49.2 ft.)
.5	Maximum building and structure height	
	Principal building and structures	10.0 m (32.8 ft.)
	Accessory building	10.0 m (32.8 ft.)
.6	Maximum parcel coverage (all buildings)	35 %

#### Table 8-6: RS District Regulations

# 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*.

<sup>\*\*\*</sup> 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:

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

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

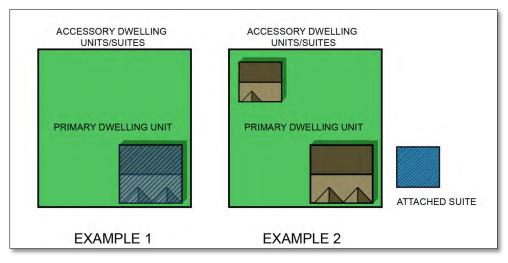
# 8.4.3 Regulations

 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.

Ма	tter to Be Regulated	Regulation
.1	Maximum density	<ul> <li>A maximum of 2 dwellings per parcel, which may include:</li> <li>a maximum of 1 primary dwellings</li> <li>a maximum of 1 suite</li> </ul>
.2	Minimum parcel size	1.2 ha (3.0 ac)
.2	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:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.)
	Interior side parcel line	7.5 m (24.6 ft.)
	Rear parcel line	15.0 m (49.2 ft.)
.6	Minimum setback of accessory building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	5.0 m (16.4 ft.)
	Rear parcel line	5.0 m (16.4 ft.)
.7	Maximum building and structure height	
	Principal building and structures	10.0 m (32.8 ft.)
	Accessory building	10.0 m (32.8 ft.)
.8	Maximum parcel coverage (all buildings)	35 %

# Table 8-8: CR-1 District Regulations

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



# Page 124

- 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.
    - 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.

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

#### Table 8-9: CR-1 Livestock Animal Equivalents

#### 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

Pe	rmitted Uses	Disc	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Coverall Building
2.	Backyard Beekeeping	2.a	Dwelling, Manufactured
3.	Backyard Hen Enclosure	3.a	Kennel, Hobby
4.	Bed and Breakfast		
5.	Boarding and Lodging		
6.	Dugout		
7.	Dwelling, Single Detached		
8.	Fence		
9.	Home Occupation, Minor		
10.	Shipping Container		
11.	Solar Collector, Minor		
12.	Suite, Attached		
13.	Suite, Detached		
14.	Wind Energy Conversion System, Micro		
15.	Wind Energy Conversion System, Minor		

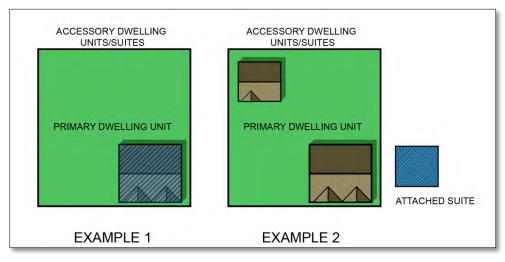
## 8.5.3 Regulations

 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.

Ма	itter to Be Regulated	Regulation
.1	Maximum density	A maximum of 2 dwellings per parcel, which may include:
		<ul><li> a maximum of 1 primary dwellings</li><li> a maximum of 1 suite</li></ul>
.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:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.)
	Interior side parcel line	3.0 m (9.8 ft.)
	Rear parcel line	3.0 m (9.8 ft.)
.6	Minimum setback of accessory building from:	
	<ul> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	1.5 m (4.9 ft.)
	Rear parcel line	1.5 m (4.9 ft.)
.7	Maximum building and structure height	
	<ul> <li>Principal building and structures</li> </ul>	10.0 m (32.8 ft.)
	Accessory building	5.0 m (16.5 ft.)
.8	Maximum parcel coverage (all buildings)	35 %

# Table 8-11: CR-2 District Regulations

# Figure 8-4: Example of CR-2 Dwelling 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.

#### 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

Pe	rmitted Uses	Disc	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Backyard Beekeeping
2.	Accommodation, Leisure	2.a	Backyard Hen Enclosure
3.	Dwelling, Single Detached	3.a	Coverall Building
4.	Fence	4.a	Dwelling, Manufactured
5.	Shipping Container	5.a	Dwelling, Park Model
6.	Solar Collector, Minor		
7.	Wind Energy Conversion System, Micro		
8.	Wind Energy Conversion System, Minor		
9.			

#### 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.

Ма	tter to be Regulated	Regulation
.1	Maximum density	A maximum of 1 dwelling and two
		accommodation, leisure 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:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m (24.6
		ft.)
		Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 1ft.)
		Undeveloped road allowance 40.0 m
		(131.2 ft.)
	Interior side parcel line	3.0 m (9.8 ft.)
	Rear parcel line	3.0 m (9.8 ft.)
.6	Minimum setback of accessory building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m
		(24.6 ft.)
		Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	1.5 m (4.9 ft.)
	Rear parcel line	1.5 m (4.9 ft.)
.7	Maximum building and structure height	
	<ul> <li>Principal building and structures</li> </ul>	10.0 m (32.8 ft.)
	Accessory building	8.0 m (26.2 ft.)
.8	Maximum parcel coverage (all buildings)	40 %

## Table 8-13: CR-3 District Regulations

# 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.

## 8.7 Hamlet Residential (HR) District

- 8.7.1 Purpose
  - a) With the exception of the Hamlet of Grande Cache, 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.

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

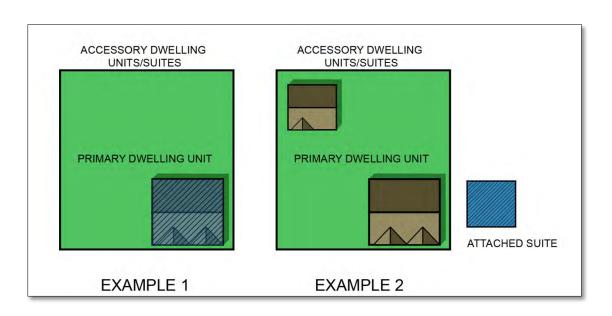
## Table 8-14: HR Permitted and Discretionary Uses

## 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.

Ма	tter to Be Regulated	Regulation
.1	Maximum density	A maximum of 2 dwellings per parcel,
		which may include:
		a maximum of 1 primary dwelling
		a maximum of 1 suite
.2	Minimum parcel size	
	Unserviced	1,860.0 m <sup>2</sup> (20,020.9 ft <sup>2</sup> )
	Serviced	465.0 m <sup>2</sup> (5,005.2 ft <sup>2</sup> )
	Municipal Water Only:	$1,395.0 \text{ m}^2 (15,015.7 \text{ ft}^2)$
	Municipal Sewer Only:	930.0 m <sup>2</sup> (10,010.4 ft <sup>2</sup> )
.3	Maximum parcel size	0.3 ha (0.7 ac)
.4	Minimum parcel width	15.0 m (49.2 ft.)
.5	Minimum setback of principal building from:	
	<ul> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m (24.6
		ft.)
		Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 ft.)
		Undeveloped road allowance 40.0 m
		(131.2 ft.) 1.5 m (4.9 ft.)
	Interior side parcel line	1.5 m (4.9 ft.)
	Rear parcel line	1.5 III (4.9 II.)
.6	Minimum setback of accessory building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m
		(24.6 ft.) Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	1.5 m (4.9 ft.)
	<ul> <li>Rear parcel line</li> </ul>	1.5 m (4.9 ft.)
.7	A structure height	
./		16.0 m (52.5 ft.)
		14.0 m (45.9 ft.)
		10.0 m (32.8 ft.)
	All other principal building and structures	5.0 m (16.4 ft.)
	Accessory building	, ,
.8	Maximum parcel coverage (all buildings)	40%

# Table 8-15: HR District Regulations



# Figure 8-5: Example of HR Dwelling Configurations

## 8.8 Grande Cache Lower Density Residential (GC-LDR) District

- 8.8.1 Purpose
  - a) The purpose of this District is to provide in the Hamlet of Grande Cache for lower density residential development ranging from single detached dwellings to semidetached dwellings along with other associated and compatible uses and developments.
- 8.8.2 Uses
  - Table 8-16 below identifies the permitted and discretionary uses within the GC-LDR District.

Table 8-16:	GC-LDR	Permitted	and	<b>Discretionary U</b>	ses
-------------	--------	-----------	-----	------------------------	-----

Pe	rmitted Uses	Discretionary Uses
1.	Accessory Building, Structure and Use	1.a Backyard Beekeeping
2.	Dwelling, Manufactured lawfully existing at the adoption of Bylaw #20	2.a Backyard Hen Enclosure
3.	Dwelling, Semi-Detached	3.a Bed and Breakfast Establishment
4.	Dwelling, Single Detached	4.a Dwelling, Manufactured
5.	Fence	5.a Home Occupation, Major
5.	Home Occupation, Minor	6.a Show Home
6.	Prefabricated Structure	7.a Suite, Attached
7.	Public Park	
8.	Replacement of a Manufactured Dwelling under 2. Table 8-16 immediately above	
9.	Solar Collector, Minor	
10.	Wind Energy Conversion System, Micro	
11.		

#### 8.8.3 Regulations

 a) On a parcel located in the GC-LDR 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.

Matter to Be Regulated	Regulation
.1 Minimum parcel depth	30.5 m (100.0 ft)
• For a single-wide manufactured dwelling	
situated lengthwise on a parcel	35. 0 (115.0 ft.)
.2 Minimum parcel width	Internal – 15.24 m (50.0 ft.)
	Corner – 16.75 m (55.0 ft.)
• For a semi-detached dwelling with one	Internal – 12.2 m (40.0 ft.)
dwelling above the other	Corner – 13.7 m (45.0 ft.)
For a semi-detached dwelling with dwellings	Internal – 7.93 m (26.0 ft.) for each dwelling
side-by-side	Corner – 12.5 m (41.0 ft.) for each dwelling
	Note: for lots located on curves or cul-de-
	sacs, parcel width shall be measured at the
	6.1 m (20.0 ft.) front yard setback.
.3 Minimum frontage width	7.62 m (25.0 ft.)
.4 Minimum parcel area	The product of minimum parcel depth and
	width as specified immediately above.
.5 Maximum parcel coverage (all buildings)	40%
.6 Minimum setback from front parcel line	At the discretion of the Development
	Authority, having regard for the amenities of
	the neighbourhood in which the parcel is
	located; but, no less than 6.1 m (20.0 ft.)
.7 Minimum setback from side parcel line	Whichever of the lesser of the following
	applies:
	a) Ten percent (10%) of parcel width per
	side.
	<ul> <li>b) If a carport is attached in the side yard,</li> <li>1.22 m (4.0 ft.) on that side.</li> </ul>
	c) Notwithstanding Section 5.12 of this
	Bylaw, if a parcel has vehicular access
	from the front only and no attached
	garage or carport is provided, 3.05 m
	(10.00 ft.) must be provided for one of
	the side yards.
	d) 3.05 m (10.0 ft.) for the long side
	containing the main entrance door of a
	manufactured dwelling (single-wide or
	double-wide) situated lengthwise on a
	parcel.
	d) As required per Section 5.16 of this
	Bylaw for corner sites.
.8 Minimum setback from rear parcel line	7.62 m (25.0 ft.)
• For a single-wide manufactured dwelling	
situated lengthwise on a parcel	4.6 m (15.0 ft.)
.9 Maximum building height	10.7 m (35.0 ft.) (2½ storeys)
For all manufactured dwellings	5.0 m (16.4 ft.)
.10 Minimum floor area	1

# Table 8-17: GC-LDR District Regulations

.

<ul> <li>Dwelling, single detached, modular, manufactured (double-wide)</li> <li>Dwelling, semi-detached (each dwelling) and single-wide manufactured dwelling</li> </ul>	92.9 m <sup>2</sup> (1,000.0 ft <sup>2</sup> ) 83.6 m <sup>2</sup> (900.0 ft <sup>2</sup> )
<ul> <li>All other uses (subject to .11 immediately below)</li> <li>Minimum dwelling width</li> </ul>	At the discretion of the Development Authority.
<ul><li>Single-wide manufactured dwelling</li><li>Double-wide manufactured dwelling</li></ul>	4.26 m (14.0 ft.) 7.32 m (24.0 ft.)
.11 Notwithstanding .1 through .4 and .10 in Table 8-17 above, where this District is applied to areas containing Large Lot Single Detached Dwellings as indicated on the Land Use District Map, the following requirements are to be used:	
Minimum parcel depth	35.5 m (116.5 m ft.)
Minimum parcel width     Minimum parcel fronte an	18.29 m (60 ft.)
Minimum required frontage	12.2 m (40.0 ft.)
Minimum parcel area	650.3 m <sup>2</sup> (7,000.0 ft <sup>2</sup> )
Minimum floor area	167.23 m <sup>2</sup> (1,800.0 ft <sup>2</sup> )

#### 8.8.4 Additional Provisions

- a) For any new single-wide or double-wide manufactured dwelling, whether it is to replace one lawfully in existence prior to the adoption of this Bylaw, as per Table 8-16 2. and 9., or as per Table 8-16 4.a, the Development Authority will ensure there is consistency with the surrounding dwellings in terms of roof pitch and depth of eaves; but, in no case shall roof pitch be less than 3/12 and depth of eaves less than 30.5 cm (12.0 in.).
- b) Where a semi-detached dwelling is situated on one parcel of land and a subdivision is being considered to subdivide the parcel so that each dwelling is on its own title, the Subdivision Authority may require as a condition of the approval of the subdivision that an easement be registered against the titles issued for the new lots addressing maintenance and repairs to the structure and/or exterior of the building.
- c) Subject to Section 8.8.4 d), one dwelling is allowed on a single parcel in this District.
- d) Two dwellings are allowed on a single parcel in this District in the case of a semidetached dwelling where one dwelling is above the other, or when an attached suite is approved within a manufactured, modular, single detached dwelling or a unit of semidetached dwellings where one dwelling is beside the other, each on their own parcel.
- e) In addition to the provisions of Section 5.9, in determining the approval of an attached suite in this District, the Development Authority shall consider the existence in the

principal dwelling of any approved bed and breakfast establishment, minor home occupation or major home occupation.

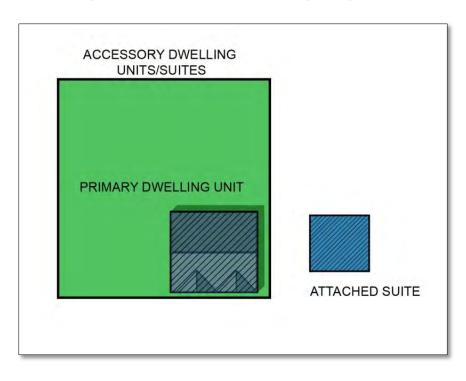


Figure 8-6: Example of GC-LDR Dwelling Configuration

# 8.9 Grande Cache Higher Density Residential (GC-HDR) District

- 8.9.1 Purpose
  - a) The purpose of this District is to provide in the Hamlet of Grande Cache for higher density residential development ranging from multiplexes/townhouses to apartments along with other associated and compatible uses and developments.
- 8.9.2 Uses
  - Table 8-18 below identifies the permitted and discretionary uses within the GC-HDR District.

#### Table 8-18: GC-HDR Permitted and Discretionary Uses

Per	rmitted Uses	Discretionary Uses
1.	Accessory Building, Structure and Use	1.a Backyard Beekeeping
2.	Apartment Building	2.a Backyard Hen Enclosure
3.	Dwelling, Multiplex	3.a Boarding and Lodging
4.	Dwelling, Semi-Detached lawfully existing at the adoption of Bylaw #20	4.a Child Care, Facility
5.	Dwelling, Townhouse	5.a Group Care Facility
6.	Fence	6.a Group Home
7.	Home Occupation, Minor	7.a Show Home
7.	Prefabricated Structure	8.a Supportive Living Accommodation
8.	Public Park	9.a Suite, Attached
9.	Replacement of a Semi-Detached Dwelling	
	under 4. Table 8-18 immediately above	
10.	Solar Collector, Minor	
11.	Wind Energy Conversion System, Micro	

## 8.9.3 Regulations

 a) On a parcel located in the GC-HDR District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-19.

Ma	tter to Be Regulated	Regulation
.1	Minimum parcel area:	
	Residential uses	700 m <sup>2</sup> (7,535.0 ft <sup>2</sup> )
	All other uses	At the discretion of the Development Authority.
.2	Maximum parcel coverage (all buildings)	40%
.3	Maximum floor area ratio for Apartments	1.2
.4 N	Ainimum setback from front parcel line:	
	Dwelling, Multiplex and Townhouse	7.62 m (25.0 ft.), or 3.05 m (10.0 ft.) if front yard contains no parking or front attached garages
	Apartment, 1-2 storey	7.62 m (25.0 ft.)
	Apartment, 3 storey	9.1 m (30 ft.)
	Apartment, 4+ storey	10.7 m (35.0 ft.)
	All other uses	At the discretion of the Development Authority.
.5	Minimum setback from side parcel line:	
	Dwelling, Multiplex and Townhouse	2.3 m (7.5 ft.), or as required per Section 5.16 of this Bylaw for corner sites, whichever is greater.
	Apartment	One-half (½) of building height or 4.6 m (15.0 ft.), or as required per Section 5.16 of this Bylaw for corner sites, whichever is greater.
	All other uses	At the discretion of the Development Authority.
.4	Minimum setback from rear parcel line	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the parcel is located; but, no less than 7.62 m (25.0 ft.).
.5	Maximum building height	
	Dwelling, Multiplex and Townhouse	10.7 m (35.0 ft.) (21/2 storeys)
	Apartment	18.0 m (59.0 ft.) or 5 storeys, whichever is less.
	All other uses	At the discretion of the Development Authority.
.6	Minimum floor area per dwelling	
	Dwelling, Multiplex and Townhouse	48.3 m <sup>2</sup> (520.0 ft <sup>2</sup> )
	Apartment and Supportive Living	41.8 m <sup>2</sup> (450.0 ft <sup>2</sup> )
	Other uses	At the discretion of the Development Authority.
.7	Minimum landscaping	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the parcel is located; but, no less than 25% of the parcel area.

# Table 8-19: GC-HDR District Regulations

# 8.9.4 Additional Provisions

 a) For all residential uses in this District, 18.6 m<sup>2</sup> (200.0 ft<sup>2</sup>) of amenity space shall be provided for each dwelling in the form of an outdoor living area, balcony or a landscaped space, or a combination of these, for the enjoyment and recreation of the residents of the dwellings and the development. The details of this are to be included in the development permit application and be to the satisfaction of the Development Authority.

b) In the case of a semi-detached dwelling as allowed per Table 8-18 4. and 9., where one dwelling is beside the other, the Development Authority may approve an attached suite, and in determining the approval of such an attached suite, shall consider, in addition to the provisions of Section 5.9, the existence in the principal dwelling of any approved minor home occupation or other use.

## 8.10 Grande Cache Manufactured Home Park (GC-MHP) District

- 8.10.1 Purpose
  - a) The purpose of this District is to provide in the Hamlet of Grande Cache for manufactured homes on a leasehold basis within an existing manufactured home park connected to municipal water and sanitary sewer servicing. Such developments may offer/provide common storage and social activity space, a small selection of convenience retail items specifically to service the residents of the manufactured home park, laundry and childcare services as well as park, playground and other amenity spaces.

#### 8.10.2 Uses

a) Table 8-20 below identifies the permitted and discretionary uses within the GC-MHP District.

Pe	rmitted Uses	Discretionary Uses
1.	Accessory Building, Structure and Use	1.a Dwelling, Accessory
2.	Dwelling, Manufactured	2.a Personal Services Establishment
3.	Fence	3.a Dayhome
4.	Home Occupation, Minor	
5.	Manufactured Home Park Office	
6.	Solar Collector, Minor	
7.	Wind Energy Conversion System, Micro	

#### Table 8-20: GC-MHP Permitted and Discretionary Uses

## 8.10.3 Regulations

 a) On a parcel located in the GC-MHP District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-21.

#### Table 8-21: GC-MHP District Regulations

Matter to Be Regulated	Regulation
<ul> <li>.1 Minimum parcel area:</li> <li>Manufactured Home Park</li> <li>Any other uses</li> </ul>	1.0 ha. (2.5 ac.) At the discretion of the Development Authority.
<ul> <li>.2 Manufactured home site dimensions:</li> <li>Site width, single wide</li> <li>Site width, double-wide</li> </ul>	12 m (40.0 ft.) 14.5 m (48.0 ft.)

Site area, single-wide	409.0 m <sup>2</sup> (4,400.0 ft <sup>2</sup> )
Site, double-wide	490.0 m <sup>2</sup> (5,275.0 ft <sup>2</sup> )
{The boundaries of the manufactured home site must	
be marked with permanent site markers.}	
<ul> <li>Maximum site coverage (all buildings)</li> </ul>	45%, and all accessory
	buildings/structures within the site
	shall not be larger than the
	manufactured home.
<ul> <li>Minimum setback from front parcel line</li> </ul>	3.05 m (10 ft.), except where the site
	fronts an abutting public road or
	public space, in which case the front
	yard shall be 6.1 m (20.0 ft.).
<ul> <li>Minimum setback from side parcel line</li> </ul>	6.1 m (20.0 ft.) to the adjacent
	manufactured home shall be provided
	and in no case shall the side yard be
	less than 3.05 m (10.0 ft.).
<ul> <li>Minimum setback from rear parcel line</li> </ul>	3.05 m (10 ft.), except where the site
	backs an abutting public road or
	public space, in which case the front
	yard shall be 6.1 m (20.0 ft.).
.3 Maximum building height	5.0 m (16.4 ft.)
.4 Minimum floor area:	
<ul> <li>Single-wide manufactured home</li> </ul>	62.43 m <sup>2</sup> (672.0 ft <sup>2</sup> )
Double-wide manufactured home	92.9 m <sup>2</sup> (1,000.0 ft <sup>2</sup> )

## 8.10.4 Additional Provisions

- a) Internal roads in the manufactured home park shall be hard-surfaced using a material satisfactory to the Development Authority but, at a minimum, packed gravel or shale, and roads shall also be well drained and maintained to the satisfaction of the Development Authority.
- b) The manufactured homes and all facilities in the manufactured home park shall be connected by safe, convenient, hard-surfaced pedestrian walkways, using a material satisfactory to the Development Authority but, at a minimum, packed gravel or shale, which shall be at least 1.5 m (5.0 ft.) in width.
- c) Two separate means of access must be provided. In a manufactured home park containing under one hundred homes, this may be in the form of a boulevard road with a central dividing strip so that in the event of a blockage on one side, the other side is available for two-way emergency traffic.
- d) All internal roads in the manufactured home park shall conform to the following regulations:

- Roads shall be provided in the manufactured home park to allow access to individual manufactured home sites as well as other facilities where access is required.
- ii. These roads shall be privately owned and maintained and form part of the common area.
- iii. The street system shall be designed to be compatible with existing municipal street and public utility systems.
- iv. The street system shall provide convenient circulation by the use of local roads and properly located collector roads within the manufactured home park.
- v. Minimum Street Width Requirements:

One/Two Way Local/Collector	Min. ROW Width	Min.Travel Surface Width
Parking on Both Sides	10.0 m (33 ft.)	8.53 m (28 ft.)
Parking on One Side	8.84 m (29 ft.)	7.32 m (24 ft.)
No Parking on Street	7.62 m (25 ft.)	6.1 m (20 ft.)

- e) All entrance roads will have a minimum right-of-way width of 10.0 m (33.0 ft.) and a minimum carriage-way width of 8.53 m (28.0 ft.).
- f) Dead end roads shall be discouraged; however, where design alternatives are not available, a minimum of 16.8 m (55.0 ft.) radius for turnarounds shall be provided.
- g) There shall be two off-street parking spaces provided within each manufactured home site and a visitor parking area shall be provided under the following circumstances and according to the following formula:
  - i. Where there is no provision made for parking on the street, visitor parking shall be provided at a ratio of one off-street parking space for every three manufactured home sites.
  - ii. Where there is provision for parking on one side of the street only, visitor parking shall be provided at a ratio of one off-street parking space for every six manufactured home sites.
  - iii. Where there is provision made for parking on both sides of the street, a visitor parking area is not required.
- h) Each single-wide or double-wide manufactured home must be placed on a perimeter wall foundation or a foundation of concrete blocks, poured concrete or series of piers suitable for carrying the anticipated load, as approved by the Development Authority who shall adhere to the relevant CSA standards.

- All accessory buildings and structures such as, patios, porches, additions, skirting, parging and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereof, so that the appearance, design and construction will complement the manufactured home.
- j) The undercarriage of each manufactured home shall be screened from view by skirting or such other means satisfactory to the Development Authority within thirty (30) days of home placement.
- k) Ten percent (10%) of the gross site area of the manufactured home park shall be devoted to recreational use. This recreation space shall be placed in locations convenient to all residents, free from traffic hazards, shall not be included in areas designated as buffer strips and shall be clearly defined.
- All areas of the manufactured home park not occupied by manufactured homes and their additions, internal roads, footpaths, driveways, permanent buildings and any other developed facilities shall be fully landscaped to the satisfaction of the Development Authority.
- m) A lighted storage area of 14.0 m<sup>2</sup> (150.0 ft<sup>2</sup>) per manufactured home site within the manufactured home park, separate from the manufactured home sites, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the manufactured home site. Such storage areas shall be enclosed and screened by trees, landscape features, or fencing, or a combination thereof.
- \*\*\* See the General Regulations (Section 5.0) for additional regulations and exceptions. \*\*\*

## 8.11 Manufactured Home Park (MHP) District

- 8.11.1 Purpose
  - a) With the exception of the Hamlet of Grande Cache, 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.
- 8.11.2 Uses
  - a) Table 8-22 identifies the permitted and discretionary uses within the MHP District.

Pe	rmitted Uses	Discretionary Uses
1.	Accessory Building, Structure and Use	1.a Dwelling, Accessory
2.	Convenience Store	2.a Personal Services Establishment
3.	Dugout	3.a Dayhome
4.	Dwelling, Manufactured	
5.	Fence	
6.	Home Occupation, Minor	
7.	Manufactured Home Park Office	
8.	Sign	
9.	Solar Collector, Minor	
10.	Wind Energy Conversion System, Micro	

#### Table 8-22: MHP Permitted and Discretionary Uses

8.11.3 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 8-23.

Ma	tter to Be Regulated	Regulation
.1	Maximum density	A maximum of 1 dwelling per parcel
.2	Minimum parcel size	365 m <sup>2</sup> (3,928.8 ft <sup>2</sup> )
.3	Minimum parcel width	9.7 m (31.8 ft.)
.4	Minimum setback of principal building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m
	<ul><li>Interior side parcel line abutting residential</li><li>Rear parcel line</li></ul>	(131.2 ft.) 1.5 m (4.9 ft.) or 4.5 m (14.8 ft.) from adjacent dwelling 6.0 m (19.7 ft.)
.5	Minimum setback of accessory building from:	
	• Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line abutting residential	3.0 m (9.8 ft.)
	Interior side parcel line abutting other	1.5 m (4.9 ft.)
	Rear parcel line	7.5 m (24.6 ft.)
.6	Maximum building and structure height	<mark>5.0</mark> m ( <mark>16.4</mark> ft.)
.7	Maximum parcel coverage (all buildings)	40 %

# Table 8-23: MHP District Regulations

#### 8.12 Direct Control (DC) District

- 8.12.1 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.
- 8.12.2 Use
  - a) Table 8-24 identifies the permitted and discretionary uses within the DC District.

#### Table 8-24: DC Permitted and Discretionary Uses

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

- 8.12.3 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. \*\*\*

#### 8.13 Direct Control Business Park (DC-BP) District

- 8.13.1 Purpose
  - a) The purpose of this District is to provide in the Hamlet of Grande Cache specifically for land use(s), subdivision(s) and development(s) consistent with the Floyd McLennan Business Park Area Structure Plan (ASP), and any amendments thereto. This District applies to the lands within the Floyd McLennan Business Park ASP which include Plan 072 6105, Block 34, Lot 16 and Plan 822 3273, Block 34, Lot 6 as well as all undeveloped roads contained therein closed or to be closed as per approved road closure bylaws.

As stipulated in the Floyd McLennan Business Park ASP, a range of commercial and light industrial uses is to be provided ranging from tourist oriented facilities such as hotels, motels, restaurants and retail services to small service commercial shops, regional storage and distribution centres and oilfield/industrial servicing operations. The area will consist of lots with full municipal services and paved road access. Lots adjacent to the Highway 40 corridor will be expected to exhibit a high visual standard of development and landscaping to maintain a positive visual image for Grande Cache.

- 8.13.2 Use
  - a) Table 8-25 identifies the permitted and discretionary uses within the DC-BP District.

Pe	rmitted Uses	Disci	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Alcohol Sales
2.	Amusement Establishment, Indoor	2.a	Bulk Fueling Station
3.	Animal Breeding Establishment	3.a	Cannabis Sales
4.	Animal Care Service, Minor	4.a	Community Recreation Services
5.	Auctioneering Establishment	5.a	Dwelling, Accessory
6.	Automotive/Recreational Vehicle (RV) Sales and Rental	6.a	Funeral Services
7.	Automotive Service	7.a	Fitness and Wellness Facility
8.	Automotive Supply Store	8.a	Government Services
9.	Business Support Service Establishment	9.a	Greenhouse and Plant Nursery
10.	Convenience Store	10.a	Licensed Drinking Establishment
11.	Country Inn	11.a	Oilfield Service
12.	Drive-Through Business	12.a	Resort
13.	Equipment Rental Establishment	13.a	Warehouse Sales Establishment
14.	Fence		
15.	Financial Services		
16.	Fleet Services		

#### Table 8-25: DC-BP Permitted and Discretionary Uses

17. Gas Bar	
18. Household Repair Service	
19. Hotel	
20. Industrial/Commercial Office, Operations	
Facility and/or Administration Building	
21. Licensed Drinking Establishment	
22. Motel	
23. Office, Trade	
24. Personal Services Establishment	
25. Prefabricated Structure	
26. Protective Services	
27. Restaurant	
28. Retail, General	
29. Retail, Specialty	
30. Self Service Storage Facility	
31. Solar Collector, Minor	
32. Vehicle Wash, Light Passenger	
33. Warehouse Sales Establishment	
34. Wind Energy Conversion System, Micro	
35. Wind Energy Conversion System, Minor	

8.13.3 Regulations

 a) On a parcel located in an DC-BP 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.

Matter to Be Regulated	Regulation
.1 Minimum parcel size	Unless otherwise prescribed in this Bylaw, minimum parcel size and dimensions shall be as prescribed by the Subdivision Authority, Development Authority, Municipal Planning Commission or Council, as the case may be, who shall take into account the general purpose and intent of this Land Use District, the location and setbacks of adjacent land uses and buildings, the safe and efficient movement of pedestrians and motor vehicles and the landscaping, parking and loading requirements of this Bylaw.
.2 Maximum parcel coverage	Unless specifically prescribed or otherwise affected by provisions in this Bylaw, all developments shall not exceed 0.5 times the site area provided that provision has been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority, Municipal Planning Commission or Council, as the case may be.

## Table 8-26: DC-BP District Regulations

.3 Minimum setback from front, side and rear parcel lines	Unless otherwise prescribed in this Bylaw, the minimum front, side and rear yard setbacks for all uses prescribed in this Land Use District shall be at the discretion of the Development Authority, Municipal Planning Commission or Council who shall take into account the general purpose and intent of this Land Use District, the location and setbacks of adjacent buildings, the safe and efficient movement of pedestrians and motor vehicles, parking requirements and the appearance, character and function of Highway 40.
.4 Maximum building height	<ul> <li>The height of a building shall be at the discretion of the Development Authority, Municipal Planning</li> <li>Commission or Council, as the case may, who shall take the following into account in determining height: <ul> <li>a) Any relevant provisions of the Floyd McLennan Business Park ASP.</li> <li>b) The topography of the parcel upon which the building is or is to be situated as well as the topography of immediately adjacent parcels and the surrounding area shall be considered to ensure that the sight lines and view angles of the subject parcel and adjacent parcel are not unduly obstructed by the height of the building.</li> <li>c) The height of a building shall be in proportion with the principal and accessory buildings on immediately adjacent parcels as well as in keeping with the surrounding area.</li> <li>d) The fire safety provisions of the Alberta Safety Codes Act and regulations thereto, as may be amended from time to time, and the capacity and availability of firefighting equipment and personnel.</li> </ul> </li> </ul>

8.13.4 Additional Provisions

- a) Upon receipt of a completed discretionary use subdivision or development permit application pursuant to this District, the Subdivision Authority, Development Authority, Municipal Planning Commission or Council may, prior to making a decision, refer the application to any municipal department or any other external agency for comment.
- b) The Subdivision Authority, Development Authority, Municipal Planning Commission or Council in considering a discretionary use subdivision or development permit application referred pursuant to Section 8.13.4 a) will consider but shall not be bound by the comments it receives.
- c) At some point, as determined by the Subdivision Authority, Development Authority, Municipal Planning Commission or Council, prior to deciding upon the application before

it, the Subdivision Authority, Development Authority, Municipal Planning Commission or Council will provide public notice, through means and to whom it considers necessary, that a decision regarding a discretionary use subdivision or development permit application pursuant to this District is to be made, that an opportunity will be afforded to any interested person to make representation on the application and that the Subdivision Authority, Development Authority, Municipal Planning Commission or Council shall take into account any such representations made when giving final consideration to the said application.

- d) Public notice referred to in Section 8.13.4 c) shall contain a statement to the effect that any written comments or representations received will be considered by the Subdivision Authority, Development Authority, Municipal Planning Commission or Council in deciding the application.
- e) In evaluating a proposed discretionary land use, subdivision or development, the Subdivision Authority, Development Authority, Municipal Planning Commission or Council:
  - i. shall have regard for, but not be limited to:
    - 1. the existing use of the land,
    - 2. the general and special regulations as contained elsewhere in this Bylaw,
    - 3. the land use regulations of adjoining Land Use Districts; and,
    - 4. the impact of the proposed subdivision or development on municipally provided services.
  - ii. may, prior to making a decision, require that the applicant provide a Real Property Report, signed by an Alberta Land Surveyor, relating to the building(s) that is (are) the subject of the development permit application.
- f) The Subdivision Authority, Development Authority, Municipal Planning Commission or Council may also:
  - as a condition of approval, require that the applicant enter into a development agreement with the Municipal District pursuant to the Municipal Government Act, the Municipal Development Plan, the Floyd McLennan Business Park ASP and this Bylaw to ensure compliance with the conditions in the agreement. The Municipal District may protect itself by way of a caveat registered against titled areas in favour of the Municipal District;
  - ii. as a condition of approval, require financial guarantees, in a form and an amount acceptable to the Municipal District, from the applicant to secure performance of any of the conditions of the approval;
  - iii. refuse to issue a development permit in the case where satisfactory arrangements have not been made by a developer for a proposed building

on any lot, where it would otherwise be permitted by the Bylaw, for the supply of water, electric power, sewerage, gas and public road access, or any of them, including payment of the costs of installing or constructing any such utility by the developer.

- g) In the case of new construction, the Development Authority, Municipal Planning Commission or Council may impose as a condition of approval that a plot plan (signed by an Alberta Land Surveyor) be submitted by the owner/developer prior to construction of the building foundation, or siting in the case of manufactured and/or portable units on permanent foundations, and/or that a Real Property Report (signed by an Alberta Land Surveyor) be submitted upon completion of the building foundation, or siting in the case of manufactured and/or portable units to ensure that the building(s) is (are) sited according to the provisions of the development permit and this Bylaw.
- h) The Development Authority, Municipal Planning Commission or Council may stipulate the times of the day or week during which an approved use or development may operate as well as the length of time its approval remains in effect.
- i) As a condition of approval, the Subdivision Authority, Development Authority, Municipal Planning Commission or Council may require that an approved use or development be screened from public thoroughfares and adjacent residential uses by a solid wall, fence or other means in a manner and to a height satisfactory to them.
- j) The Development Authority, Municipal Planning Commission or Council may issue a temporary development permit where the Development Authority, Municipal Planning Commission or Council is of the opinion that the proposed use or building is of a temporary nature.
- k) The Development Authority, Municipal Planning Commission may refuse, or approve with conditions, any development if, in the opinion of the Development Authority, Municipal Planning Commission or Council the proposed development will detract from the character or appearance of the general development in the area.
- I) In keeping with the general purpose of this District and the Floyd McLennan Business Park ASP, the design, siting, external finish, architectural appearance and landscaping generally, of all buildings, including any accessory buildings or structures and signs, and any reconstruction, shall all be to the satisfaction of the Development Authority, Municipal Planning Commission or Council. There must be conformity with an overall alpine design theme with exterior treatment containing stone/rock/stucco and timber, elements of open beam, steeper roof pitch, metal or shake-appearance roofing material, and so forth – see attached photo examples immediately below. The Development Authority, Municipal Planning Commission or Council shall ensure conformity with adjacent buildings and that

adequate protection is afforded to the amenities of adjacent properties. As a condition of a development permit, the Development Authority, Municipal Planning Commission or Council may require a letter of guarantee or an irrevocable letter of credit to secure compliance with any requirements imposed.



- m) No activity may be undertaken that would, in the opinion of the Development Authority, Municipal Planning Commission or Council unduly interfere with the amenities or materially interfere with or affect the use, enjoyment or value of neighbouring properties by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter or other noxious emissions or containment of hazardous materials.
- n) The Subdivision Authority, in deciding upon subdivision applications, and the Municipal District, in development agreements associated with subdivision approvals, shall ensure adequate pedestrian (non-motorized) connectivity so that the lands this Land Use District is applied to are well connected to the adjacent residential property and the commercial area across Highway 40.
- \*\*\* See the General Regulations (Section 5.0) for additional regulations and exceptions. \*\*\*

## 8.14 Institutional (INS) District

- 8.14.1 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.

#### 8.14.2 Uses

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

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

#### Table 8-27: INS Permitted and Discretionary Uses

# 8.14.3 Regulations

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

Ma	tter 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:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.).
	Interior side parcel line	3.0 m (9.8 ft.)
	Rear parcel line	7.5 m (24.6 ft.)
.5	Minimum setback of accessory building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	1.5 m (4.9 ft.)
	Rear parcel line	2.0 m (6.6 ft.)
.6	Maximum building and structure height	10.0 m (32.8 ft.)
.7	Maximum parcel coverage (all buildings)	40 %

# Table 8-28: INS District Regulations

## 8.15 Recreational (REC) District

- 8.15.1 Purpose
  - a) The purpose of this District is to provide for the development of recreational facilities and associated uses.
- 8.15.2 Uses
  - a) Table 8-29 below identifies the permitted and discretionary uses within the REC District.

Table 8-29:	REC	Permitted	and	<b>Discretionary Uses</b>	
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Per	mitted Uses	Disc	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Coverall Building
2.	Accommodation, Leisure	2.a	Recreation, Outdoor Motorized Vehicle
3.	Borrow Pit		
4.	Campground		
5.	Campsite		
6.	Concession Stand		
7.	Dugout		
8.	Dwelling, Accessory		
9.	Fence		
10.	Hotel		
11.	Marina		
12.	Motel		
13.	Recreation, Indoor		
14.	Recreation, Outdoor Passive		
15.	Resort		
16.	Sanitary Dump Station		
17.	Shipping Container		
18.	Sign		
19.	Solar Collector, Minor		
20.	Wind Energy Conversion System, Micro		
21.	Wind Energy Conversion System, Minor		
	9.15.2 Degulations		

8.15.3 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 8-30.

Ma	tter to Be Regulated	Regulation
.1	Minimum parcel size	1.0 ha (2.5 ac)
.2	Minimum setback of principal building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.)
	Interior side parcel line	15.0 m (49.2 ft.)
	Rear parcel line	15.0 m (49.2 ft.)
.3	Minimum setback of accessory building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.)
	<ul><li>Interior side parcel line</li><li>Rear parcel line</li></ul>	All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.4	Maximum building and structure height	10 m
.5	Maximum parcel coverage (all buildings)	40 %

# Table 8-30: REC District Regulations

### 8.16 Hamlet Commercial (HC) District

- 8.16.1 Purpose
  - a) With the exception of the Hamlet of Grande Cache, the purpose of this District is to provide for a variety of commercial and tourism-related developments within hamlets.
- 8.16.2 Uses
  - a) Table 8-31 below identifies the permitted and discretionary uses within the HC District.

Table 8-31: HC Permitted and Discretionary Uses

Per	mitted Uses	Dise	cretionary Uses
1.	Accessory Building, Structure and Use	1.a	Automotive Service
2.	Animal Care Service, Minor	2.a	Coverall Building
3.	Automotive/Recreational Vehicle (RV) Sales and Service	3.a	Craft Brewery and Distillery
4.	Automotive Supply Store		
5.	Building Supply		
6.	Bus Depot		
7.	Child Care, Facility		
8.	Convenience Store		
9.	Dwelling, Accessory		
10.	Fence		
11.	Health Services		
12.	Hotel		
13.	Motel		
14.	Office, Professional		
15.	Office, Trade		
16.	Personal Services Establishment		
17.	Recreation, Indoor		
18.	Restaurant		
19.	Retail Sales		
20.	Service Station		
21.	Shipping Container		
22.	Sign		
23.	Solar Collector, Minor		
24.	Truck Stop		
25.	Vehicle Wash, Light Passenger		
26.	Wind Energy Conversion System, Micro		
27.	Wind Energy Conversion System, Minor		

# 8.16.3 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 8-32.

Matter to Be Regulated	Regulation
.1 Minimum parcel size	950.0 m <sup>2</sup> (10,225.7 ft <sup>2</sup> )
.2 Minimum parcel width	15.0 m (49.2 ft.)
.3 Minimum setback of principal building from:	
Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.).
Interior side parcel line abutting residential	3.0 m (9.8 ft.)
Interior side parcel line abutting other uses	1.5 m (4.9 ft.)
Rear parcel line	7.5 m (24.6 ft.)
.4 Minimum setback of accessory building from:	
Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal Subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
Interior side parcel line abutting residential	3.0 m (9.8 ft.)
Interior side parcel line abutting other uses	1.5 m (4.9 ft.)
Rear parcel line	7.5 m (24.6 ft.)
.5 Maximum building and structure height	
Principal building and structures	10.0 m (32.8 ft.)
Accessory building	5.0 m (16.4 ft.)
.6 Maximum parcel coverage (all buildings)	40 %

#### Table 8-32: HC District Regulations

# 8.17 Grande Cache Central Commercial (GC-CC) District

- 8.17.1 Purpose
  - a) The purpose of this District is to provide in the Hamlet of Grande Cache for a wide variety of retail, office and service oriented commercial outlets at higher densities than would normally be found in other commercial areas of the Hamlet of Grande Cache. The rationale for this District is to reinforce this central commercial area as the primary retail business area within the Hamlet of Grande Cache. The regulations within this District are intended to restrict those uses which may be considered obnoxious or those involving excessive outside storage of materials, goods, and equipment.

# 8.17.2 Uses

a) Table 8-33 below identifies the permitted and discretionary uses within the GC-CC District.

Pe	mitted Uses	Discr	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Alcohol Sales
2.	Business Support Service Establishment	2.a	Amusement Establishment, Indoor
3.	Community Facility	3.a	Bed and Breakfast Establishment
4.	Convenience Store	4.a	Cannabis Sales
5.	Craft Brewery and Distillery	5.a	Child Care, Facility
6.	Fence	6.a	Commercial School
7.	Financial Services	7.a	Exterior Storage
8.	Fitness and Wellness Facility	8.a	Home Occupation, Minor
9.	Government Services	9.a	Household Repair Service
10.	Health Services	10.a	Licensed Drinking Establishment
11.	Hotel	11.a	Live/Work Unit
12.	Motel	12.a	Mixed Use Development
13.	Office, Professional	13.a	Exterior Storage
14.	Personal Services Establishment	14.a	Shopping Centre
15.	Pet Store and Grooming	15.a	Temporary Use
16.	Prefabricated Structure	16.a	Theatre
17.	Restaurant		
18.	Retail, General		
19.	Retail, Specialty		
20.	Solar Collector, Minor		
21.	Wind Energy Conversion System, Micro		

#### Table 8-33: GC-CC Permitted and Discretionary Uses

# 8.17.3 Regulations

a) On a parcel located in an GC-CC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-34.

Ма	tter to Be Regulated	Regulation		
.1	Minimum parcel size	Parcel and dimensions shall be at the discretion of the Subdivision Authority or Development Authority, as the case may be, who, in making their determination, shall consider internal traffic circulation, off-street parking and loading, landscaping, on-site storage, adjacent land uses and the required building setbacks.		
.2	Maximum floor area ratio	2.0		
.3	Minimum setbacks from front and side parcel lines	0.0 m (0.0 ft.)		
		A greater front or side yard may be allowed to accommodate associated outdoor (covered or uncovered) storefront space if, in the opinion of the Development Authority, pedestrian-oriented amenities are maintained, and the design of the building façade enhances and maintains the continuity of the streetscape and adjacent developments.		
		On the side of a building abutting a residential Land Use District, the side yard shall be one third of the height of the building, or 2.3 m (7.5 ft), whichever is greater.		
.4	Minimum setback from rear parcel lines	0.0 m (0.0 ft.) except as may required by the Development Authority to provide for off-street loading or garbage facilities.		
		At the rear of a building abutting a residential Land Use District, the rear yard shall be one third of the height of the building, or 3.0 m (10.0 ft), whichever is greater.		
.5	<ul><li>Maximum building and structure height</li><li>Principal buildings and structures</li><li>Accessory building</li></ul>	15.2 m (50.0 ft.) or 4 storeys, whichever is less 5.0 m (16.4 ft.)		

#### 8.17.4 Additional Provisions

- a) In addition to Section 3.4 of this Bylaw, the Development Authority may require that an application for a development permit also be accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing length of yards, building heights, elevations, colours, and building materials, among other related matters, all of which being to the satisfaction of the Development Authority.
- b) Without limiting the applicability of any other provision of this Bylaw, the Development Authority shall, in reviewing an application for a development permit in this District, pay attention to site and architectural appearance, particularly when such uses are adjacent to residential Land Use Districts or development.
- c) As a condition of a development permit, the Development Authority may require that an applicant, to the satisfaction of the Development Authority: provide a landscaped buffer between the commercial use and any adjacent residential Land Use District; screen all rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within the building design; and, place all utility boxes in inconspicuous locations, or screen them from adjacent residential sites and roads by way of fencing, hedges and/or other similar landscaping.
- d) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this District, providing safety, security, and visual interest.
- e) The entire site and all buildings shall be maintained in a neat and tidy manner to the satisfaction of the Development Authority. This shall include the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- f) All signage shall be consistent with the purpose of this District, complementary to the streetscape and pedestrian-orientation.
- g) There shall be no permanent storage of goods, products, materials or equipment outside of a building and there shall be no permanent display of goods, products, materials or equipment outside of a building without approval from the Municipality.

# 8.18 Grande Cache Highway Commercial (GC-HC) District

- 8.18.1 Purpose
  - a) The purpose of this District is to provide in the Hamlet of Grande Cache for a variety of goods and services, predominantly those which are travel-oriented, to the community and the surrounding region.

Where this District applies to lands within the Urban Village of the Tower Park Area Structure Plan (ASP), as amended, any land uses indicated on Figure-8 or stipulated in the policies of Section 5 of the Tower Park ASP that can be inferred to be permitted uses, are considered to be permitted uses for the purposes of this District. Any land uses indicated on Figure-8 or stipulated in the policies of Section 5 of the Tower Park ASP that can be inferred to be discretionary uses, are considered to be discretionary uses for the purposes of this District.

- 8.18.2 Uses
  - Table 8-35 below identifies the permitted and discretionary uses within the GC-HC District.

Permitted Uses		Disci	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Alcohol Sales
2.	Automotive/Recreational Vehicle (RV) Sales and Rental	2.a	Automotive Service
3.	Bus Depot	3.a	Automotive Supply Store
4.	Convenience Store	4.a	Cannabis Sales
5.	Drive-through Business	5.a	Casino and Gaming Establishment
6.	Fence	6.a	Craft Brewery and Distillery
7.	Fitness and Wellness Facility	7.a	Dwelling, Accessory
8.	Gas Bar	8.a	Equipment Rental Establishment
9.	Heavy Equipment Sales and Rental	9.a	Fleet Services
10.	Hotel	10.a	Licensed Drinking Establishment
11.	Motel	11.a	Personal Services Establishment
12.	Prefabricated Structure	12.a	Warehouse Sales Establishment
13.	Protective Services	13.a	Temporary Use
14.	Restaurant	14.a	Wind Energy Conversion System, Minor
15.	Solar Collector, Minor		
16.	Vehicle Wash, Light Passenger		
17.	Wind Energy Conversion System, Micro		

## Table 8-35: GC-HC Permitted and Discretionary Uses

# 8.18.3 Regulations

 a) On a parcel located in an GC-HC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-36.

Ма	tter to Be Regulated	Regulation
.1	Minimum parcel size	Parcel and dimensions shall be at the discretion of the Subdivision Authority or Development Authority, as the case may be, who, in making their determination, shall consider internal traffic circulation, off-street parking and loading, landscaping, on-site storage, adjacent land uses and the required building setbacks.
.2	Maximum floor area ratio	1.0
.3	Minimum front and rear yard	7.62 m (25.0 ft.)
.4	Minimum side yard	10% of parcel width or 4.6 m (15.0 ft), whichever is less; or as required per Section 5.16 of this Bylaw.
.5	Minimum yards from Highway 40	15.2 m (50.0 ft.) notwithstanding any of the other minimum yard requirements specified in this District.
.6	<ul><li>Maximum building and structure height</li><li>Principal buildings and structures</li><li>Accessory buildings</li></ul>	15.0 m (50.0 ft.) or 4 storeys, whichever is less 5.0 m (16.4 ft.)

#### Table 8-36: GC-HC District Regulations

#### 8.18.4 Additional Provisions

- a) When, in the opinion of the Development Authority, a proposed development may create negative impacts such as noise, vibration, light or odours which may be noticeable on adjacent residential properties, the Development Authority may require conditions specifying the mitigative measures to be applied to a development. Such measures may include, but are not limited to, hours of operation, landscaping, berming, screening, structural soundproofing, and directional lighting.
- b) In addition to Section 3.4 of this Bylaw, the Development Authority may require that an application for a development permit also be accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing length of yards, building heights, elevations, colours, and building materials, among other related matters, all of which being to the satisfaction of the Development Authority.

- c) Without limiting the applicability of any other provision of this Bylaw, the Development Authority shall, in reviewing an application for a development permit in this District, pay attention to site and architectural appearance, particularly when such uses are adjacent to residential Land Use Districts or development.
- d) As a condition of a development permit, the Development Authority may require that an applicant, to the satisfaction of the Development Authority: provide a landscaped buffer between the commercial use and any adjacent residential Land Use District; screen all rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within the building design; and, place all utility boxes in inconspicuous locations, or screen them from adjacent residential sites and roads by way of fencing, hedges and/or other similar landscaping.
- e) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this District, providing safety, security, and visual interest.
- f) The entire site and all buildings shall be maintained in a neat and tidy manner to the satisfaction of the Development Authority. This shall include the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- g) There shall be no outside storage of goods, products, materials or equipment permitted within the front yard setback prescribed of this District.
- h) Outside storage of goods, products, materials or equipment shall be kept in a clean and orderly condition at all times and shall be screened by means of a solid wall or fence from public thoroughfares and adjacent residential uses to the satisfaction of the Development Authority.
- No storage or activity, including the arrangement and maintenance of temporary outdoor display of goods or products for sale, lease or hire, may be undertaken that would, in the opinion of the Development Authority:
  - i. unduly interfere with the amenities of the District, or
  - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties,

by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter or other noxious emissions or containment of hazardous materials.

#### 8.19 Grande Cache Commercial Industrial (GC-CI) District

#### 8.19.1 Purpose

a) The purpose of this District is to provide in the Hamlet of Grande Cache for a wide variety of service oriented commercial outlets, which require larger tracts of land for outside storage and display of goods and services, at lower densities than would be found in the GC-CC District. This District is also generally intended to establish an area of light industrial uses as well as those commercial uses which provide service to industrial uses. The uses prescribed in this District will not cause any objectionable or dangerous conditions beyond the confines of the building and the site upon which they are located. Storage areas must be screened from the view of the general public beyond the boundary of the site.

Purely retail commercial uses may be allowed on a limited basis in this District, with restrictions applying to the amount of floor space, if it can be demonstrated to the satisfaction of the Development Authority that this is the most viable location for the business. It must also be demonstrated such uses can co-exist with surrounding industrial uses. Proposed retail commercial uses which would be more appropriately located in the GC-CC District shall not be permitted in this District.

Where this District applies to lands within the Business Park of the Tower Park Area Structure Plan (ASP), as amended, any land uses indicated on Figure-9 or stipulated in the policies of Section 5 of the Tower Park ASP that can be inferred to be permitted uses, are considered to be permitted uses for the purposes of this District. Any land uses indicated on Figure-9 or stipulated in the policies of Section 5 of the Tower Park ASP that can be inferred to be discretionary uses, are considered to be discretionary uses for the purposes of this District.

8.19.2 Uses

a) Table 8-37 below identifies the permitted and discretionary uses within the GC-CI District.

Permitted Uses		Discretionary Uses	
1.	Accessory Building, Structure and Use	1.a	Adult Entertainment Establishment
2.	Animal Care Service, Minor	2.a	Amusement Establishment, Indoor
3.	Automotive/Recreational Vehicle (RV) Sales and Rental	3.a	Animal Breeding Establishment
4.	Automotive Service	4.a	Animal Care Service, Major
5.	Automotive Supply Store	5.a	Auctioneering Establishment
6.	Building Supply	6.a	Bulk Fueling Station

#### Table 8-37: GC-CI Permitted and Discretionary Uses

7. Bus Depot	7.a Cannabis Production Facility
8. Business Support Service Establishment	8.a Casino and Gaming Establishment
9. Commercial School	9.a Craft Brewery and Distillery
10. Equipment Rental Establishment	10.a Drive-Through Business
11. Fence	11.a Dwelling, Accessory
12. Fleet Services	12.a Exhibition and Convention Facility
13. Gas Bar	13.a Fitness and Wellness Facility
14. Greenhouse and Plant Nursery	14.a Funeral Services
15. Heavy Equipment Sales and Rentals	15.a Licensed Drinking Establishment
16. Household Repair Service	16.a Manufacturing Plant, Small Scale
17. Industrial Vehicle and Equipment Sales/Rental Establishment	17.a Oilfield Service
<ol> <li>Industrial/Commercial Office, Operations Facility and/or Administration Building</li> </ol>	18.a Recycling Depot
19. Office, Professional	19.a Restaurant
20. Office, Trade	20.a Sanitary Dump Station
21. Prefabricated Structure	21.a Self Service Storage
22. Solar Collector, Minor	22.a Temporary Use
23. Storage, Outdoor	23.a Wind Energy Conversion System, Minor
24. Vehicle Wash, Light Passenger	
25. Warehouse Sales Establishment	
26. Wind Energy Conversion System, Micro	

# 8.19.3 Regulations

a) On a parcel located in an GC-CI District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-38.

Table 8-38:	GC-CI	District	Regulations
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Matter to Be Regulated		Regulation
.1	Minimum parcel size	Parcel and dimensions shall be at the discretion of the Subdivision Authority or Development Authority, as the case may be, who, in making their determination, shall consider internal traffic circulation, off-street parking and loading, landscaping, on-site storage, adjacent land uses and the required building setbacks; however, in no case shall parcel size be less than 0.4 ha. (1.0 ac.).
.2	Maximum parcel coverage	50%
.3	Minimum setbacks from front and rear parcel lines	6.1 m (20.0 ft.) unless a greater yard is deemed necessary by the Development Authority. No

		loading, parking, or storage area shall be allowed within the required minimum front yard.
.4	Minimum setbacks from side parcel lines	3.0 m (10.0 ft) unless vehicular access is from the front only, in which case one of the side yards provided must be 6.1 m (20.0 ft.); or as required per Section 5.16 of this Bylaw.
.5	Minimum setbacks from Highway 40	15.2 m (50.0 ft.), notwithstanding any of the other minimum yard requirements specified in this District.
.6	Maximum principal and accessory building height	At the discretion of the Development Authority having regard for adjacent land uses and the required building setbacks.

## 8.19.4 Additional Provisions

- a) When, in the opinion of the Development Authority, a proposed development may create negative impacts such as noise, vibration, light or odours which may be noticeable on adjacent residential properties, the Development Authority may require conditions specifying the mitigative measures to be applied to a development. Such measures may include, but are not limited to, hours of operation, landscaping, berming, screening, structural soundproofing, and directional lighting.
- b) In addition to Section 3.4 of this Bylaw, the Development Authority may require that an application for a development permit also be accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing length of yards, building heights, elevations, colours, and building materials, among other related matters, all of which being to the satisfaction of the Development Authority.
- c) Without limiting the applicability of any other provision of this Bylaw, the Development Authority shall, in reviewing an application for a development permit in this District, pay attention to site and architectural appearance, particularly when such uses are adjacent to residential Land Use Districts or development.
- d) As a condition of a development permit, the Development Authority may require that an applicant, to the satisfaction of the Development Authority: provide a landscaped buffer between the commercial use and any adjacent residential Land Use District; screen all rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within the building design; and, place all utility boxes in inconspicuous locations, or screen them from adjacent residential sites and roads by way of fencing, hedges and/or other similar landscaping.

- e) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this District, providing safety, security, and visual interest.
- f) The entire site and all buildings shall be maintained in a neat and tidy manner to the satisfaction of the Development Authority. This shall include the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- g) There shall be no outside storage of goods, products, materials or equipment permitted within the front yard setback prescribed of this District.
- h) Outside storage of goods, products, materials or equipment shall be kept in a clean and orderly condition at all times and shall be screened by means of a solid wall or fence from public thoroughfares and adjacent residential uses to the satisfaction of the Development Authority.
- No storage or activity, including the arrangement and maintenance of temporary outdoor display of goods or products for sale, lease or hire, may be undertaken that would, in the opinion of the Development Authority:
  - i. unduly interfere with the amenities of the District, or
  - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties,

by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter or other noxious emissions or containment of hazardous materials.

# 8.20 Grande Cache Neighbourhood (GC-NC) District

- 8.20.1 Purpose
  - a) The purpose of this District is to provide in the Hamlet of Grande Cache for local convenience retail and personal service businesses intended to provide a limited range of goods and services to residents of the immediate neighbourhood on a day-to-day basis
- 8.20.2 Uses
  - Table 8-39 below identifies the permitted and discretionary uses within the GC-NC District.

Permitted Uses		Discretionary Uses		
1.	Accessory Building, Structure and Use	1.a Fitness and Wellness Facility		
2.	Child Care, Facility	2.a Mixed use development		
3.	Convenience Store	3.a Restaurant		
4.	Fence	4.a Vehicle Wash, Light Passenger		
5.	Office, Professional	5.a Wind Energy Conversion System, Minor		
6.	Personal Services Establishment			
7.	Prefabricated Structure			
8.	Solar Collector, Minor			
9.	Wind Energy Conversion System, Micro			

#### Table 8-39: GC-NC Permitted and Discretionary Uses

## 8.20.3 Regulations

 a) On a parcel located in an GC-NC District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-40.

## Table 8-40: GC-NC District Regulations

Matter to Be Regulated		Regulation	
.1	Minimum parcel size	0.4 ha. (1.0 ac.)	
.2	Maximum parcel size	1.0 ha. (2.5 ac.)	
.3	Maximum parcel coverage	50%	
.4	Maximum floor area ratio	1.0	
.5	Minimum front and rear yard	7.62 m (25.0 ft.)	
.6	Minimum side yard	10% of parcel width or 4.6 m (15.0 ft), whichever is less; or as required per Section 5.16 of this Bylaw.	
.7	<ul><li>Maximum building and structure height</li><li>Principal building and structures</li></ul>		

	10.7 m (35.0 ft.) or 21/2 storeys,
Accessory building	whichever is less
	5.0 m (16.4 ft.)

#### 8.20.4 Additional Provisions

- a) When, in the opinion of the Development Authority, a proposed development may create negative impacts such as noise, vibration, light or odours which may be noticeable on adjacent residential properties, the Development Authority may require conditions specifying the mitigative measures to be applied to a development. Such measures may include, but are not limited to, hours of operation, landscaping, berming, screening, structural soundproofing, and directional lighting.
- b) In addition to Section 3.4 of this Bylaw, the Development Authority may require that an application for a development permit also be accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing length of yards, building heights, elevations, colours, and building materials, among other related matters, all of which being to the satisfaction of the Development Authority.
- c) Without limiting the applicability of any other provision of this Bylaw, the Development Authority shall, in reviewing an application for a development permit, pay particular attention to site and architectural appearance.
- d) As a condition of a development permit, the Development Authority may require that an applicant, to the satisfaction of the Development Authority: provide a landscaped buffer between the commercial use and any adjacent residential Land Use District; screen all rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within the building design; and, place all utility boxes in inconspicuous locations, or screen them from adjacent residential sites and roads by way of fencing, hedges and/or other similar landscaping.
- e) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this District, providing safety, security, and visual interest.
- f) The entire site and all buildings shall be maintained in a neat and tidy manner to the satisfaction of the Development Authority. This shall include the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- g) There shall be no storage of goods, products, materials or equipment outside of a building.

h) Subject to approval from the Development Authority, part of the site may be used for the temporary outdoor display of goods or products for sale, lease or hire. Such display shall be arranged and maintained in a neat and tidy manner and not, in the opinion of the Development Authority, unduly interfere with the amenities of the District, or materially interfere with or affect the use, enjoyment or value of neighbouring properties.

#### 8.21 Rural Commercial (RC) District

- 8.21.1 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.
- 8.21.2 Uses
  - a) Table 8-41 identifies the permitted and discretionary uses within the RC District.

Table 8-41: RC Permitted and Discretionary Uses	
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Permitted Uses		Discretionary Uses		
1.	Accessory Building, Structure and Use	1.a	Automotive Service	
2.	Animal Care Service, Minor	2.a	Bulk Fueling Station	
3.	Automotive/Recreational Vehicle (RV) Sales and Rentals	3.a	Coverall Building	
4.	Automotive Supply Store	4.a	Craft Brewery and Distillery	
5.	Bus Depot			
6.	Convenience Store			
7.	Dwelling, Accessory			
8.	Fence			
9.	Heavy Equipment Sales and Rentals			
10.	Hotel			
11.	Motel			
12.	Office, Professional			
13.	Office, Trade			
14.	Personal Services Establishment			
15.	Protective Services			
16.	Recreation, Indoor			
17.	Recreational Vehicle Storage			
18.	Restaurant			
19.	Retail Sales			
20.	Service Station			
21.	Shipping Container			
22.	Sign			
23.	Solar Collector, Minor			
24.	Truck Stop			
25.	Vehicle Wash, Commercial			
26.	Vehicle Wash, Light Passenger			
27.	Wind Energy Conversion System, Micro			
28.	Wind Energy Conversion System, Minor			

# 8.21.3 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 8-42.

Ма	tter to Be Regulated	Regulation
.1	Maximum density	A maximum of 1 dwelling per parcel
.2	Minimum parcel size	465 m <sup>2</sup> (5,005.2 ft <sup>2</sup> )
.3	Minimum parcel width	18.0 m (59.1 ft.)
.4	Minimum setback of principal building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.)
	Interior side parcel line	5.0 m (16.4 ft.)
	Rear parcel line	7.0 m (23.0 ft.)
.5	Minimum setback of accessory building from:	
	<ul> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	3.0 m (9.8 ft.)
	Rear parcel line	3.0 m (9.8 ft.)
.6	Maximum building and structure height	
	<ul> <li>Principal building and structures</li> </ul>	12.0 m (39.4 ft.)
	Accessory building	5.0 m (16.4 ft.)
.7	Maximum parcel coverage (all buildings)	50 %

## Table 8-42: RC District Regulations

## 8.22 Hamlet Industrial (HI) District

- 8.22.1 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.
- 8.22.2 Uses
  - a) Table 8-43 identifies the permitted and discretionary uses within the HI District.

Table 8-43: HI Permitted and Discretionary Uses

Permitted Uses		Discretionary Uses	
1.	Accessory Building, Structure and Use	1.a	Animal Care Service, Major
2.	Animal Care Service, Minor	2.a	Automotive Service
3.	Automotive/Recreational Vehicle (RV) Sales and Rentals	3.a	Coverall Building
4.	Automotive Supply Store	4.a	Trucking Operation
5.	Building Supply	5.a	Utilities, Major
6.	Dwelling, Accessory		
7.	Fence		
8.	Manufacturing Plant, Small Scale		
9.	Office, Trade		
10.	Oilfield Service		
11.	Recreational Vehicle Storage		
12.	Service Station		
13.	Shipping Container		
14.	Sign		
15.	Solar Collector, Minor		
16.	Storage, Outdoor		
17.	Truck Stop		
18.	Vehicle Wash, Commercial		
19.	Vehicle Wash, Light Passenger		
20.	Wind Energy Conversion System, Major		
21.	Wind Energy Conversion System, Micro		
22.	Wind Energy Conversion System, Minor		

## 8.22.3 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 8-44.

Ма	tter 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:	
	•	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance 40.0 m (131.2 ft.)
	•	Interior side parcel line	3.0 m (9.8 ft.)
	•	Rear parcel line	3.0 m (9.8 ft.)
.4	Maximun	n building and structure height	
	•	Principal building and structures	10.0 m (32.8 ft.)
	•	Accessory building	5.0 m (16.4 ft.)
.5	Maximun	n parcel coverage (all buildings)	40 %

# Table 8-44: HI District Regulations

# 8.23 Industrial Light (M-1) District

- 8.23.1 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.

#### 8.23.2 Uses

a) Table 8-45 identifies the permitted and discretionary uses within the M-1 District.

# Table 8-45: M-1 Permitted and Discretionary Uses

Permitted Uses		Disc	retionary Uses
1.	Accessory Building, Structure and Use	1.a	Abattoir
2.	Animal Care Service, Major	2.a	Accommodation, Employee
3.	Animal Care Service, Minor	3.a	Agricultural, Support Service
4.	Automotive/Recreational Vehicle (RV) Sales and Rentals	4.a	Automotive Service
5.	Automotive Supply Store	5.a	Bulk Fueling Station
6.	Borrow Pit	6.a	Coverall Building
7.	Dugout	7.a	Trucking Operation
8.	Dwelling, Accessory	8.a	Utilities, Major
9.	Fence		
10.	Heavy Equipment Sales and Rentals		
11.	Manufacturing Plant, Small Scale		
12.	Office, Trade		
13.	Oilfield Service		
14.	Shipping Container		
15.	Sign		
16.	Solar Collector, Minor		
17.	Storage, Outdoor		
18.	Storage, Temporary		
19.	Wind Energy Conversion System, Micro		
20.	Wind Energy Conversion System, Minor		

## 8.23.3 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 8-46.

Ма	tter to Be Regulated	Regulation
.1	Maximum density	A maximum of 1 accessory dwelling
		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> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m (24.6
		ft.)
		Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 ft.)
		Undeveloped road allowance 40.0 m
		(131.2 ft.)
	Interior side parcel line	3.0 m (9.8 ft.)
	Rear parcel line	7.5 m (24.6 ft.)
.6	Minimum setback of accessory building from:	
	<ul> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m
		(24.6 ft.)
		Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	1.5 m (4.9 ft.)
	Rear parcel line	2.0 m (6.6 ft.)
.7	Maximum building and structure height	
	<ul> <li>Principal building and structures</li> </ul>	10.0 m (32.8 ft.)
	Accessory building	5.0 m (16.4 ft.)
.8	Maximum parcel coverage (all buildings)	40 %

# Table 8-46: M-1 District Regulations

# 8.24 Industrial General (M-2) District

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

## 8.24.2 Uses

a) Table 8-47 identifies the permitted and discretionary uses within the M-2 District.

# Table 8-47: M-2 Permitted and Discretionary Uses

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

# 8.24.3 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 8-48.

Ма	tter to Be Regulated	Regulation
.1	Maximum density	A maximum of 1 accessory dwelling
		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> <li>Front parcel and exterior side parcel lines</li> </ul>	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m (24.6
		ft.)
		Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 ft.)
		Undeveloped road allowance 40.0 m
		(131.2 ft.)
	<ul> <li>Interior side parcel line</li> </ul>	15.0 m (49.2 ft.)
	Rear parcel line	15.0 m (49.2 ft.)
.6	Minimum setback of accessory building from:	
	Front parcel and exterior side parcel lines	Provincial highway: 40.0 m (131.2 ft.)
		Internal subdivision road: 7.5 m
		(24.6 ft.)
		Service road: 7.5 m (24.6 ft.)
		All other roads: 40.0 m (131.2 ft.)
	Interior side parcel line	15.0 m (49.2 ft.)
	Rear parcel line	15.0 m (49.2 ft.)
.7	Maximum building and structure height	
	<ul> <li>Principal building and structures</li> </ul>	10.0 m (32.8 ft.)
	Accessory building	5.0 m (16.4 ft.)
.8	Maximum parcel coverage (all buildings)	40 %

#### Table 8-48: M-2 District Regulations

## 8.24.4 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. \*\*\*

#### 8.25 Grande Cache Expansion Area (GC-EA) District

- 8.25.1 Purpose
  - a) The purpose of this District is to reserve those lands within the remainder of the "Settlement Area" (Plan 6285 NY, Lot A), immediately surrounding the built-up area of the Hamlet of Grande Cache, for future expansion, subdivision and development. While this District provides for the uses and developments delineated in Table 8-49, approval of subdivision or development not delineated in Table 8-49 will require that the subject land within this District be redistricted to another Land Use District or other Land Use Districts. Such redistricting, and any subdivision or development proposed in association with the redistricting, shall be in accordance with an approved area structure plan (ASP), such as the Riverview ASP, as amended, or be accompanied by the adoption of a new ASP or Conceptual Scheme in support of the proposed redistricting/subdivision/development.

#### 8.25.2 Uses

a) Table 8-49 identifies the permitted and discretionary uses within the GC-EA District.

#### Table 8-49: GC-EA Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. All uses per Section 5.7.1 of this Bylaw	<ol> <li>Temporary uses and buildings which will not prejudice the possibility of conveniently and economically subdividing or developing the subject area in the future.</li> </ol>

## 8.25.3 Regulations

- a) No subdivision, reclassification of land from the GC-EA District into any other Land Use District, or development other than for the permitted or discretionary uses above, shall take place unless it is in accordance with an approved area structure plan or until an area structure plan or conceptual scheme for the area has been approved by Council.
- b) All siting, site coverage, densities, yard setbacks and height of buildings shall be at the discretion of the Development Authority.
- c) Water supply and sewage disposal shall be provided in accordance with the applicable regulations and/or requirements of the authorities having jurisdiction.
- d) As a condition of a development permit issued pursuant to this District, an applicant may be required to enter into a development agreement with the Municipal District to ensure that the use and development of land and buildings on the site complies with the approved development plan.

- e) The development agreement may also provide that the applicant post security in such form and amount as may be approved by Council to ensure performance with the terms of the agreement.
- f) A development permit pursuant to this District may specify the length of time a use is approved having regard to the future servicing and development of the subject land.

# 8.26 Crown Land (CL) District

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

8.26.2 Uses

a) Table 8-50 identifies the permitted and discretionary uses within the CL District.

#### Table 8-50: CL Permitted and Discretionary Uses

Pern	nitted Uses	Discretionary Uses
1. <i>A</i>	Accessory Building <mark>, Structure and Use</mark>	1.a Work Camp
2. <i>A</i>	Agriculture Processing	2.a Work Camp, Project Oriented
3. E	Borrow Pit	
4. 0	Cartage Terminal	
5. 0	Compressor	
6. 0	Coverall Building	
7. [	Dugout	
8. E	Dwelling, Accessory	
9. ł	Kennel, Commercial	
10. 1	Natural Resource Extraction	
11. 1	Natural Resource Processing	
12. 🤇	Oil and Gas Facility	
13. (	Oilfield Waste Management Facility	
14. <mark>-</mark>	Public Use	
15. F	Recreation, Outdoor Motorized Vehicle	
16. F	Recreation, Outdoor Passive	
17. 5	Shipping Container	
18. \$	Storage, Outdoor	
19. 🛚	Water Reservoir	
20. l	Utilities, Major	
21. <mark>\</mark>	Wind Energy Conversion System, Micro	

#### 8.26.3 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.
- 8.26.4 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.).

# 9.0 **DEFINITIONS**

Α

**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 principal 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 setbacks 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 dwellings s 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, LEISURE** means 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 structural modification, extension or alteration to an existing building. In addition, this may include an increase overall floor area., 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.

**ADULT ENTERTAINMENT ESTABLISHMENT** means developments or parts thereof where, for consideration, live performances are held, electronic, photographic, or computer software reproductions are shown or displayed as well as clothing and non-clothing merchandise and/or products are displayed and sold. Typical uses include adult mini theatres, strip clubs or shows, peepshows, erotic dance clubs,

Page 185

adult massage parlours, exotic lounges, adult novelty stores, adult print media, escort services, and adult video stores.

**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.

AGRICULTURAL, SUPPORT SERVICE means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services or processing (e.g. an abattoir) directly related to the agricultural industry. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing.

**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.

ALCOHOL SALES means a development used for the retail sale to the public of any and all types of alcoholic beverages, including hard liquor, wine and beer, and may include the retail sales of related products such as soft drinks and snack foods.

**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.

AMUSEMENT ESTABLISHMENT, INDOOR means a development where the principal use is the provision of mechanical, table or electronic games for the purpose of providing entertainment or amusement to the public for a fee. Typical uses include billiard parlours, indoor miniature golf courses, laser tag, and games arcades, but does not include a casino and gaming establishment, a recreational facility, or an adult entertainment establishment. **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. Examples 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 dwellings s on a parcel, where each dwelling 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.

AUCTIONEERING ESTABLISHMENT means a development specifically intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment. This use does not include flea markets or the auctioning of animals or livestock.

AUTOMOTIVE/RECREATIONAL VEHICLE (RV) SALES AND RENTAL means a development used for the retail sale or rental of new or used automobiles, recreational vehicles, motorcycles, boats, together with incidental maintenance services and sale of parts, but does not include dealerships for trucks or heavy equipment with a gross vehicle rating greater than 4,000 kg.

**AUTOMOTIVE SERVICE** means an enclosed building where the primary activity is the repairing and maintaining of vehicles, including tire shops and auto body repair. For the purposes of this definition, vehicle may include motorized construction equipment, farm equipment or tractor trailers. A service station or gas bar are not included.

AUTOMOTIVE SUPPLY STORE means an enclosed building where equipment and parts used to repair, service or customize motor vehicles are available for retail sale and does not include installations or repairs.

В

**BACKYARD BEEKEEPING** means the use of land for the keeping of honey bees for the purpose of noncommercial 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 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.

**BUSINESS SUPPORT SERVICES ESTABLISHMENT** means a development providing support services to businesses. Business support services establishments are characterized by one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; or the sale, rental, repair or servicing of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms, and office equipment sales and repair establishments.

С

**CABIN** means a dwelling 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.

**CANNABIS SALES** means a development licensed by the Province of Alberta used for the retail sale to the public of cannabis, as defined in the *Cannabis Act* (Canada) and its regulations as amended from time to time, and may include the retail sales of related accessory products.

**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, park model trailer, cabin, leisure accommodation, 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.

**CASINO AND GAMING ESTABLISHMENT** means a development where games of chance or percentage are the principal use of the facility. Typical uses include bingo halls, but does not include amusement establishments or other facilities that house a bingo or casino on an infrequent basis.

**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.

**COMMERCIAL SCHOOL** means a development where training and instruction in a specific trade, skill or service is provided. Typical uses include secretarial, business, hairdressing, cosmetology, dancing, martial arts, and music schools, but does not include public education facilities.

**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.

**COMMUNITY RECREATION SERVICE** means a development without fixed seats primarily intended for local community purposes, where recreational, social, or community multipurpose activities occur and may include the on-site preparation of food and beverages for consumption by users of the service. Typical uses include community halls and community league buildings operated by a local residents' organization.

**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.

**COUNTRY INN** means a development, which may contain one or more separate buildings, used for the provision of up to 12 rooms or suites for temporary accommodation (in total) without cooking facilities but with a residential dwelling for the on-site management and operation of the Country Inn as well as a common kitchen and dining facility for the provision of meals to guests in the Country Inn.

#### D

**DENSITY** means the ratio of the number of dwellings to the lot area or, the maximum number of dwellings 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.

**DRIVE-THROUGH BUSINESS** means a development or part of a development which serves customers travelling in motor vehicles driven onto the site where such business is carried on, where normally the customer either remains in the vehicle for service, or parks the vehicle for a short period for the purpose of doing business at the premises. Typical uses include service stations, gas bars, drive-in restaurants, financial services, recycling depots, and car washes.

**DUGOUT** means a site excavation of earth, rock, concrete or other natural material designed to capture and retain water for agricultural, commercial, industrial or fire prevention uses but does not include a lagoon for the purpose of processing wastewater. Anything designed for a depth shallower than 1.0 m (3.3 ft.) may be considered an ornamental pond for landscaping purposes.

**DWELLING** means a dwelling 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, ACCESSORY** means a dwelling that is secondary to an approved principal industrial, commercial, institutional or recreational use on the same parcel, or nearby parcel approved for that purpose in the Crown Land District. It is used for the purpose of providing living accommodation for the individual(s) who is/are primarily responsible for the maintenance and security of the principal use on that parcel or a related parcel.

**DWELLING, MANUFACTURED** means a residential dwelling 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 dwelling. A manufactured home may be a single structure ("single-wide") or consist of two parts which are put together to comprise a complete dwelling ("double-wide") but it excludes a modular home, travel trailers, recreational vehicle, park model recreational unit or industrial camp trailer.

**DWELLING, MULTIPLEX** means a building containing three or more dwellings located immediately adjacent to each other and sharing a common wall or with dwellings 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.





**DWELLING, PARK MODEL** means a structure that is transportable and primarily designed for long-term or permanent placement at a destination where a dwelling is permitted. When set up, park models are connected to the utilities necessary to operate home style fixtures and appliances.

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



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



**DWELLING, SINGLE DETACHED** means a development consisting of a residential building containing one dwelling with or without an attached garage and/or attached carport and is separated from any other

dwelling. Modular homes, double wide manufactured homes and a dwelling constructed onsite are all considered Dwelling, Single Detached. Where a secondary suite is permitted or discretionary use within a District, a Dwelling, Single Detached may also contain a secondary suite.

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



#### Figure 9-3: Illustration of Dwelling – Townhouse

Е

**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.

**EQUIPMENT RENTAL ESTABLISHMENT** means a development where tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items are rented and serviced. This use does not include developments where motor vehicles or industrial equipment are rented or serviced.

**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.

**EXHIBITION AND CONVENTION FACILITY** means a development which provides permanent facilities for meetings, seminars and conventions, product and trade fairs, carnivals and other exhibitions. Typical uses include exhibition grounds, convention centres, banquet halls, and catering facilities.

**EXTERIOR STORAGE** means a development or an outdoor area forming part of an approved development in the GC-CC District used for the storage of goods, materials, products, or equipment that are or may be placed outside of a building on a more or less permanent or continuous basis.

F

# FARM means an agricultural operation with gross annual sales of at least \$10,000.

**FARM BUILDING** means a building exclusively used for the housing of livestock, the storage and repair of farm machinery, the storage of farm produce or the storage of feed for livestock and must be associated directly with the farm on which it is located

- a) All permits required by the Safety Codes Act must be obtained.
- b) A Development permit is required when the farm building will not comply with the prescribed setbacks in the applicable District.
- c) A Farm Building Confirmation form must be completed by the landowner, including a detailed plot plan in the format attached thereto, and submitted to Greenview prior to construction.
- d) Development permits are required for dwellings and related accessory buildings, as well as specific agricultural operations as defined in this Bylaw.

**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

**FINANCIAL SERVICES** means the provision of financial and investment services by a bank, brokerage company, credit union, finance company, investment dealer, treasury branch, trust company or similar institution.

**FIRST PARCEL OUT** means the first parcel out of an un-subdivided quarter section, which may or may not contain-an existing dwelling and associated buildings and related improvements. It does not include a fragmented parcel. A subdivision which has been registered on a quarter section for a public use or public utility lot is not considered a first parcel out.

**FITNESS AND WELLNESS FACILITY** means a development providing facilities within an enclosed building for sports, fitness, wellness, personal training and recreation activities where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs; health and fitness clubs; yoga and other similar studios, dance studios, racquet clubs, and other similar uses. Fitness and wellness facilities may also provide for the sale of refreshments on a small scale, a typical example of which being a juice or sandwich bar, as well as the sale of health and fitness related products, also on a small scale, including food and clothing items.

**FLEET SERVICES** means a development which administers a number of vehicles which deliver people, goods, or services, and where such vehicles are not available for sale or long term lease. Fleet services may include the storage and servicing of administered vehicles. Typical uses include ambulance services, taxi services, bus lines, and messenger and courier services, but does not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 3000 kg (6613.9 lbs.).

**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.

**FLOOR AREA RATIO** means the ratio or decimal resulting from dividing the floor area of all buildings by the total area of the site on which the buildings are located.

**FRAGMENTED PARCEL** means a portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine or similar feature. Lands identified as riparian (unregistered) natural or man-made drainage ways to not constitute grounds for fragmentation. A quarter section containing a physical severance is still treated as if it were one (1) quarter section unless subdivided.

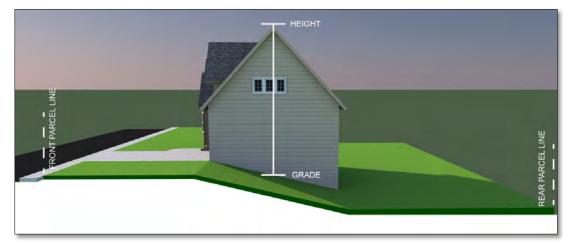
**FUNERAL SERVICES** means a development where the dead are prepared for burial or cremation and where funeral services are held. Typical uses include funeral homes and undertaking establishments.

G

GAS BAR means a development where gasoline, lubricating oils, and other automotive fluids and automobile accessories are bought and sold. This use does not include facilities for the servicing or repairing of motor vehicles or service stations.

**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.





**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.

**GREENHOUSE AND PLANT NURSERY** means a development where bedding, household and ornamental plants are raised, stored and sold, together with incidental accessories such as garden equipment, fertilizers and garden care products and may include gift shops as an accessory use. This does not include cannabis sales.

**GROUP CARE FACILITY** means a development which provides resident care services to seven (7) or more individuals. These individuals may be, aged or disabled, and undergoing rehabilitation, and are provided services to meet their needs. Typical uses include supervised uses such as group homes (all ages), halfway houses, resident schools, resident facilities, foster or boarding homes, and psychiatric care facilities, but does not include major institutional care facilities such as hospitals.

**GROUP HOME** means a development which provides resident care or rehabilitation service in a dwelling to six (6) or fewer children, adolescents or adults. These individuals may be, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. Typical uses include foster or boarding homes for children.

## н

**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.

**HEAVY EQUIPMENT SALES AND RENTALS** means a development used for the retail sale or rental of new or used heavy equipment and trucks exceeding 4,000 kg, motor homes, and manufactured homes together with the sale of parts and accessories and incidental maintenance 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.





**HOME OCCUPATION, MAJOR** means a development consisting of the use of part of a dwelling, backyard or accessory building by a permanent resident of the dwelling 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 or accessory building by a resident of the dwelling 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.

**HOME OFFICE** means an accessory use of/development within a dwelling for a business that involves a professional or service office operated by a permanent resident and which does not involve any external signage, keeping of products or goods related to the business on-site, client or customer visitations including deliveries, and employees.

**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 onsite 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; or,
- b) Not more than five (5) unrelated persons sharing one (1) dwelling.

**HOUSEHOLD REPAIR SERVICE** means a development where goods, equipment and appliances normally found within a dwelling may be repaired. Typical uses include radio, television, appliance, and electronics repair shops, and furniture refinishing and upholstery shops, but does not include personal service shops. Household repair services shall not have any outdoor storage associated with the principal use.

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

**INDUSTRIAL TRAILER (WELLSITE TRAILER)** means a transportable dwelling that is built off site. It is designed to be used as a permanent or temporary residence containing sleeping, cooking, living and sanitary facilities.

1

**INDUSTRIAL VEHICLE AND EQUIPMENT SALES/RENTALS ESTABLISHMENT** means a development where new or used heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield, and mining construction, manufacturing, assembling, and processing operations and/or agricultural operations are sold or rented, together with incidental maintenance services and sale of parts. This use does not include farm implement dealerships, truck and recreational vehicle sales/rental establishments, or automotive and minor recreational vehicles sales/rental establishments.

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

Κ

**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.

**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.

L

**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:

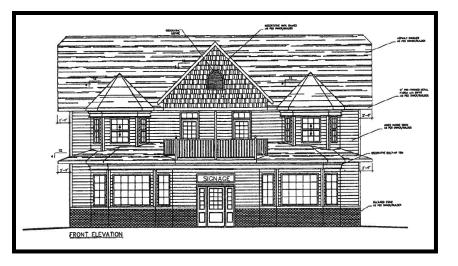
- a) Soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover; and,
- b) Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, asphalt, tile and wood.

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

**LICENCED DRINKING ESTABLISHMENT** means a development where the primary purpose is the sale of alcoholic beverages for consumption on-site, where a licence for the sale of liquor that prohibits minors on the premises or a designated portion of the premises at any time is issued by the Alberta Gaming and Liquor Commission, and may also include related purposes such as entertainment, dancing, music and the preparation and sale of food for consumption. This use does not include a restaurant or adult entertainment establishment.

**LIVESTOCK** means livestock as defined in provincial legislation.

**LIVE/WORK UNIT** means a building designed to be used concurrently as one (1) dwelling and as one (1) commercial use (the following illustrates two dwellings atop two commercial uses on ground level).





**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.

MANUFACTURED HOME SITE means the leased area of land upon which a manufactured home is to be located within a manufactured home park, and which is reserved for the exclusive use of the residents of that particular manufactured home.

**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.

MIXED-USE DEVELOPMENT means a development comprising a ground-level commercial use or uses and a residential use or uses, all within the same building.

**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.

Ν

**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.

# 0

**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 system of vessels, piping, valves, tanks and other equipment, including any addition thereto, used to gather, pump, compress, process, measure, store or dispose of petroleum, natural gas, water or a substance, including but not limited to any facility licensed and regulated by the Alberta Energy Regulator (AER) or the Canadian Energy Regulator (CER) such as; Gas Plants, Batteries, Compressor Stations, Pump Stations, Storage Facilities, Disposal Facilities, Custom Treating Facilities, and Landfills.

**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.

Ρ

**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.

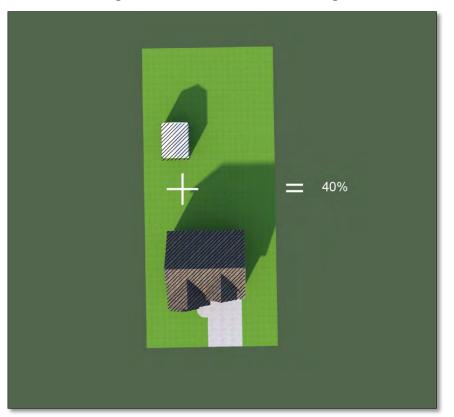


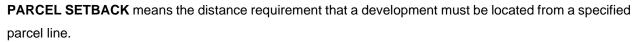
Figure 9-7: Illustration of Parcel Coverage

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

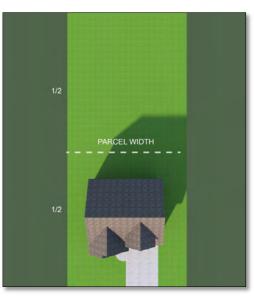
- a) **Exterior Side Parcel Line** means a side parcel line which abuts a Greenview road on a corner parcel.
- b) Front Parcel Line means any parcel line common to a parcel and one Greenview road. Where a parcel is contiguous to the intersection of two (2) Greenview roads, the front parcel line is the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



#### Figure 9-8: Illustration of Parcel Lines



**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.

**PET STORE AND GROOMING** means a development for the sale, indoor care and supervision but not overnight accommodation, and/or grooming of small domestic animals normally considered to be household pets. Typical uses include pet stores, pet day care centres, and pet grooming activities such as bathing, cutting of hair, trimming of nails, and other similar services, but does not include animal shelters, small animal breeding and boarding establishments, or veterinary clinics and hospitals.

**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 for a caretaker, minister or someone of a similar position.

**PREFABRICATED STRUCTURE** means a building normally constructed off-site and transported to the site, or is made of components manufactured off-site and packaged as a commodity for assembly on site, which may be used for storage of goods and materials or other purposes. Prefabricated structures include fabric structures, and shipping containers either new or previously used for shipping cargo, goods and/or materials, but does not include residential dwellings, recreational vehicles or tents periodically used for camping purposes or open air shelters.

**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 PARK** means publicly owned land designed/reserved for active or passive recreational use, including all natural and man-made open space and landscaping, facilities, playing fields, and buildings that are consistent with the general purposes of recreation. Typical uses include tot lots, pedestrian trails and paths, landscaped buffers, playgrounds, water features and outdoor sports fields.

**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 uses, including municipal day use areas and campgrounds.

**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 predevelopment 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. This use may also 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.

**RECYCLING DEPOT** means a development where bottles, cans, newspapers, and similar non-hazardous household goods are bought, sold, and temporarily stored for reuse and where all storage is contained within an enclosed building or an enclosed compound.

**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.

**RETAIL STORE, GENERAL** means a development where groceries, beverages, household goods, furniture, appliances, home improvement supplies, hardware, printed matter, confectionary, tobacco, pharmaceutical, personal care items, automotive parts and accessories, electronic equipment, recordings, office equipment, stationary, second hand goods, and similar goods are bought, rented, and sold from within a building. Minor public services, such as postal services and film processing depots may also be provided. This use does not include warehouse sales, or developments where gasoline, new or used motor vehicles, alcohol, cannabis, heavy agricultural and/or industrial equipment are sold or rented.

**RETAIL STORE, SPECIALTY** means a bookstore, florist, craft store, art shop, photographic shop, delicatessen, butcher shop, bakery, or specialty food store. This does not include cannabis sales.

**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.

**SANITARY DUMP STATION** means a properly designed and constructed facility intended to receive the discharge of wastewater from any holding tank or similar device installed in any recreational vehicle, and having a means of discharging the contents, in an acceptable manner, to an approved wastewater disposal system.

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

SELF-SERVICE STORAGE FACILITY means a development where varying sizes of individual, compartmentalized, and controlled access lockers are provided within a fenced compound or within a building for the storage of a customer's goods or wares. The maximum height of lockers shall be 3.0 m (9.8 ft.). This use does not include any outdoor storage.

**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.

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

**SHOW HOME** means a dwelling which is used temporarily for the purpose of illustrating to the public the type and character of dwellings to be constructed in other parts of a neighbourhood or development in which the show home is located. Show homes may contain offices for the sale of other lots or dwellings in the Municipality and must be located within a dwelling which is either a permitted or a discretionary use in the District in which they are located.

**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 construction 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 which is an accessory use. An attached suite has cooking, food preparation, sleeping and sanitary facilities.

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

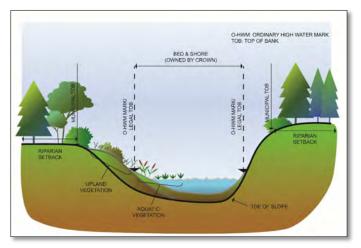
**SUPPORTIVE LIVING ACCOMMODATION** means a residential multi-unit building designed to provide long-term housing where residents are provided with any combination of meal services, housekeeping services and personal care assistance. Typical uses include seniors' lodges and nursing homes, but may include dwellings to accommodate seniors without support services when in the vicinity of a hamlet.

Т

**TEMPORARY USE** means a use that has been allowed to be located and/or operate for a length of time as specified in the permit approval by the Development Authority. Typical uses include pipe, vehicle, or heavy equipment storage compounds, or special events such as circuses, carnivals, and rodeos.

**THEATRE** means a facility within an enclosed building specifically for live theatrical, cultural, musical or dance performances as well as the showing of motion pictures, but does not include adult entertainment establishments. Typical uses include auditoriums, cinemas, playhouses, and theatres.

**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/trailers.

**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, sand and gravel stockpile, waste recycling plants, maintenance and equipment storage yards, surface reservoirs, water and sewage storage tanks, and water treatment plants.

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

# V

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

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

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

WAREHOUSE SALES ESTABLISHMENT means a development where bulky goods are sold from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. Typical uses include furniture stores, carpet stores, major appliance stores, and building materials stores.

WATER RESERVOIR means an open-air storage area formed by earthwork where water is collected and kept in quantity so that it may be drawn off for use.

**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, MICRO means a turbine that has a maximum rotor diameter of 2.6 m and is intended for on-site purposes only. 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 no more 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.

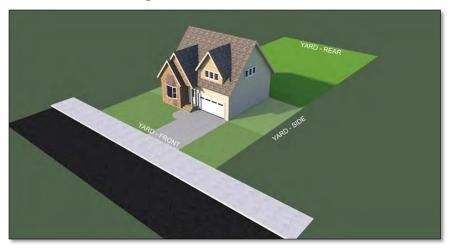
# Υ

**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.

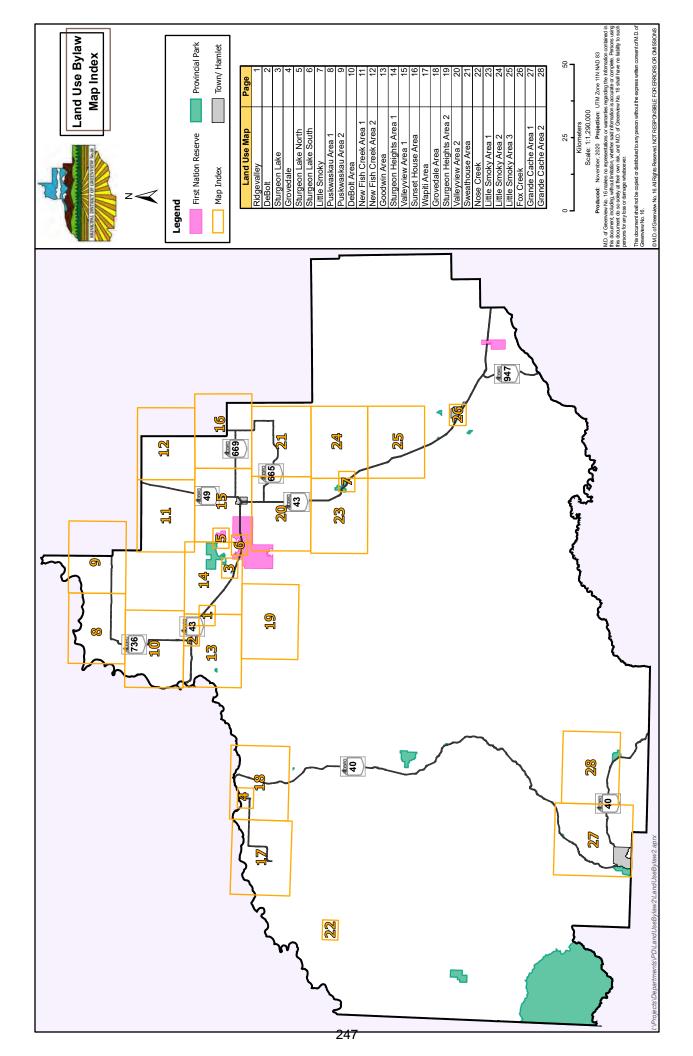
**YARD, REAR** means part of a parcel lying between the rear parcel line and the rear of the principal building and extended across the full width of the parcel, as shown in Figure 9-11.

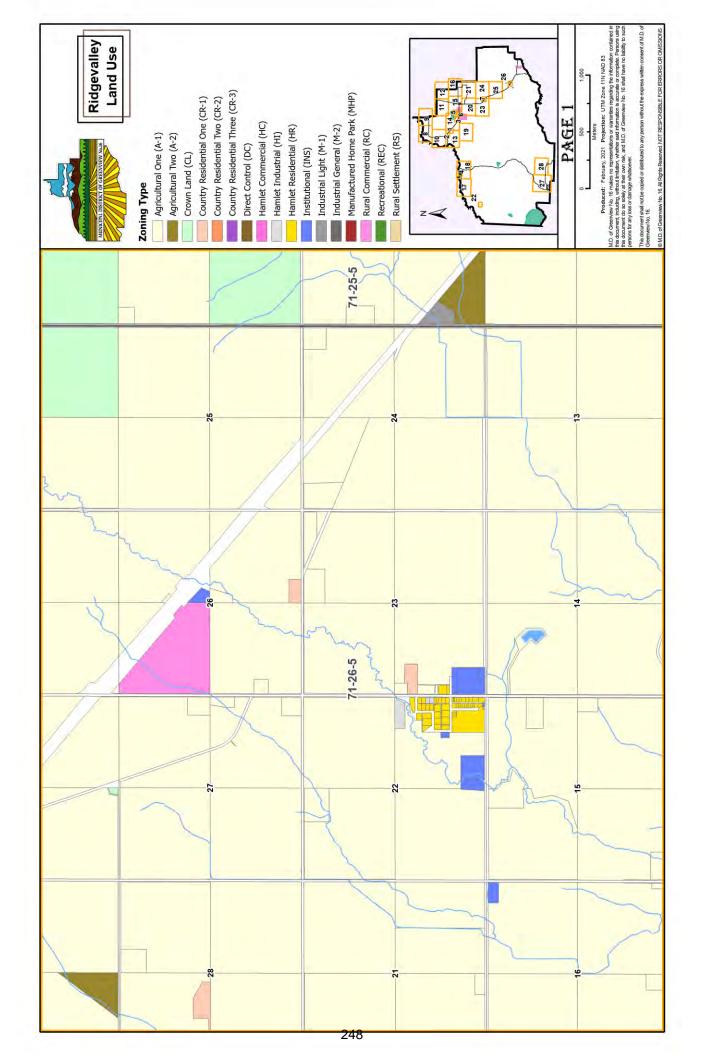
**YARD, SIDE** means part of a parcel extending from the front yard to the rear yard and lying between the side parcel line and the closest side of the principal building, as shown in Figure 9-11.

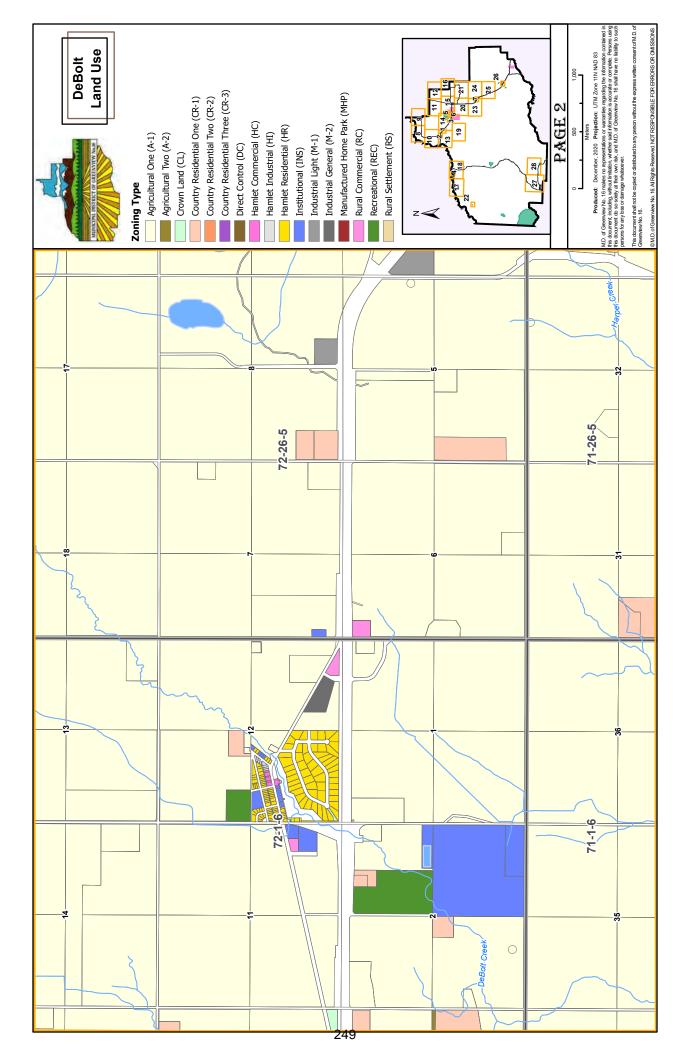
Figure 9-11: Illustration of Yards

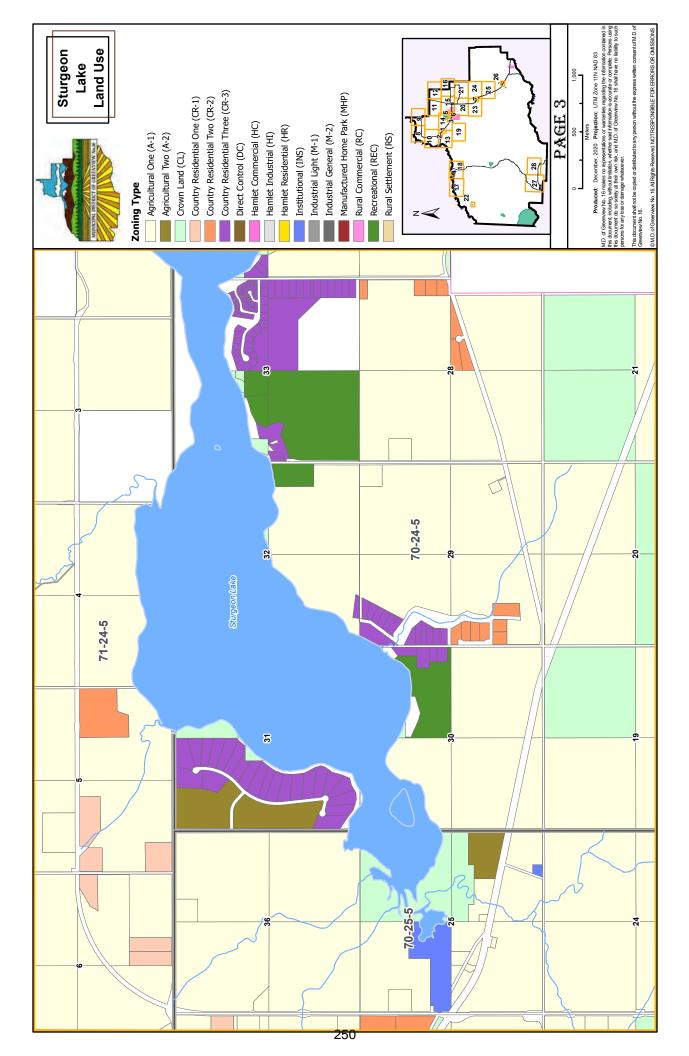


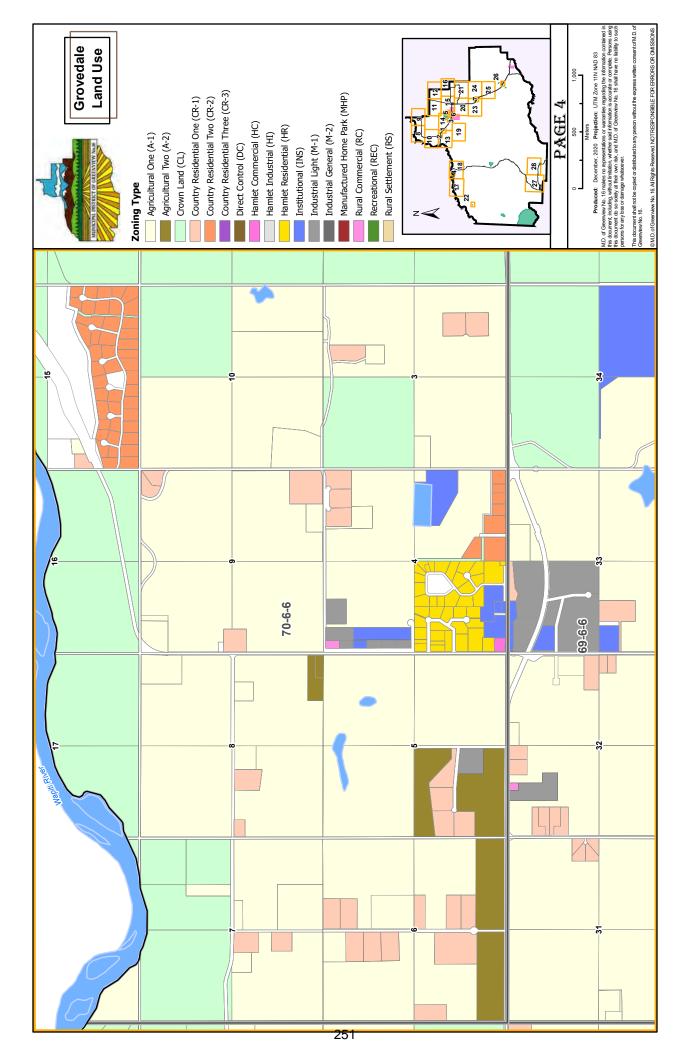
# 10.0 LAND USE BYLAW MAPS

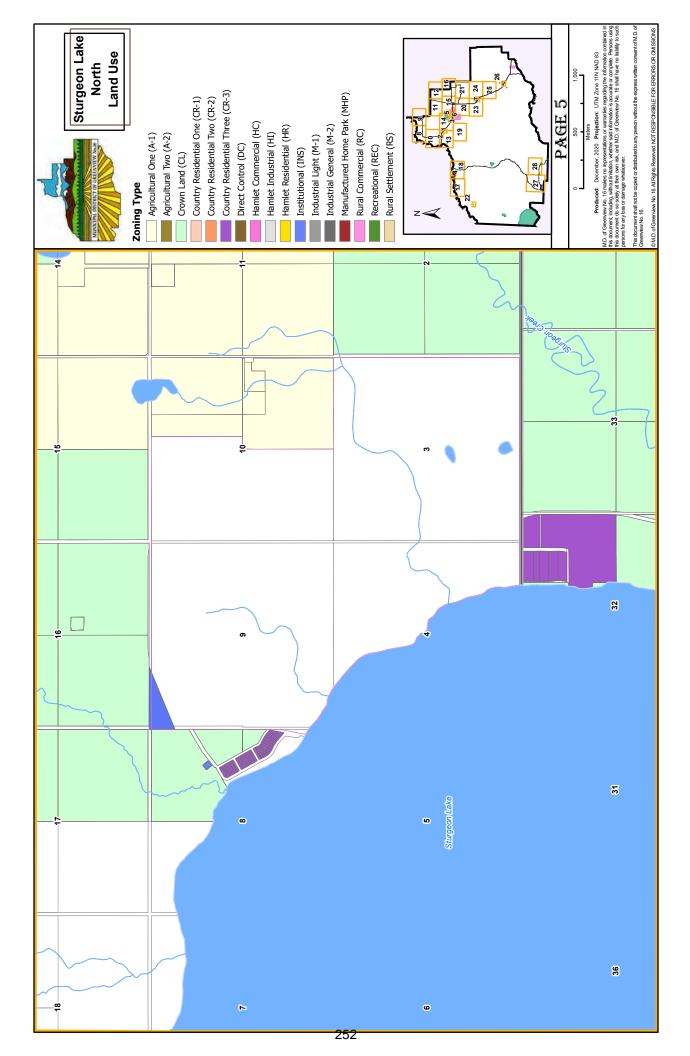


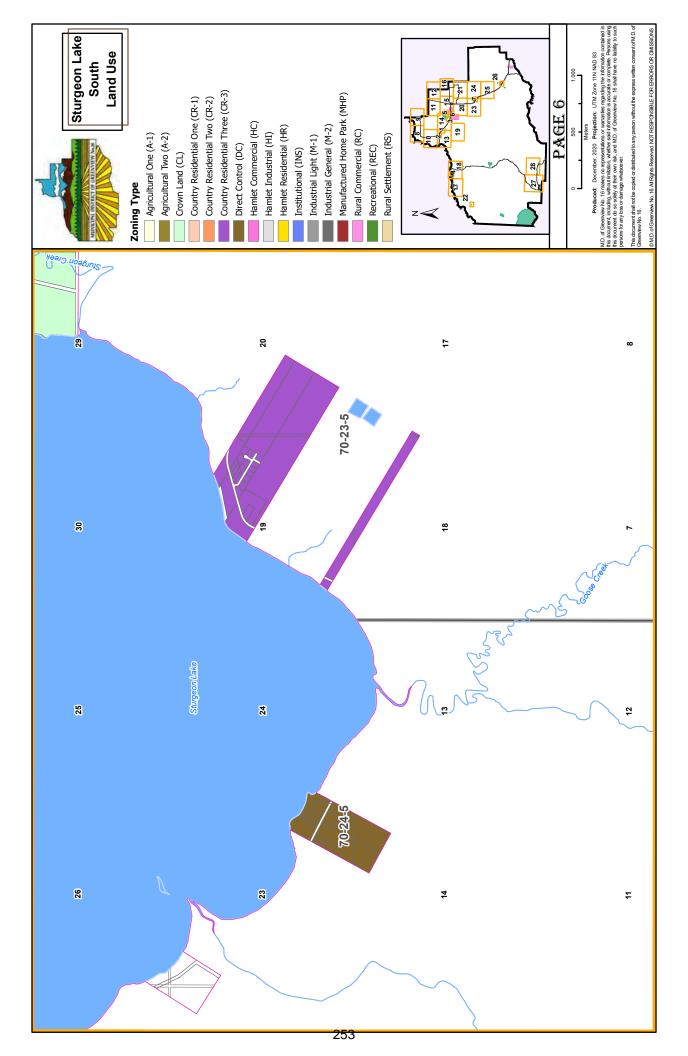


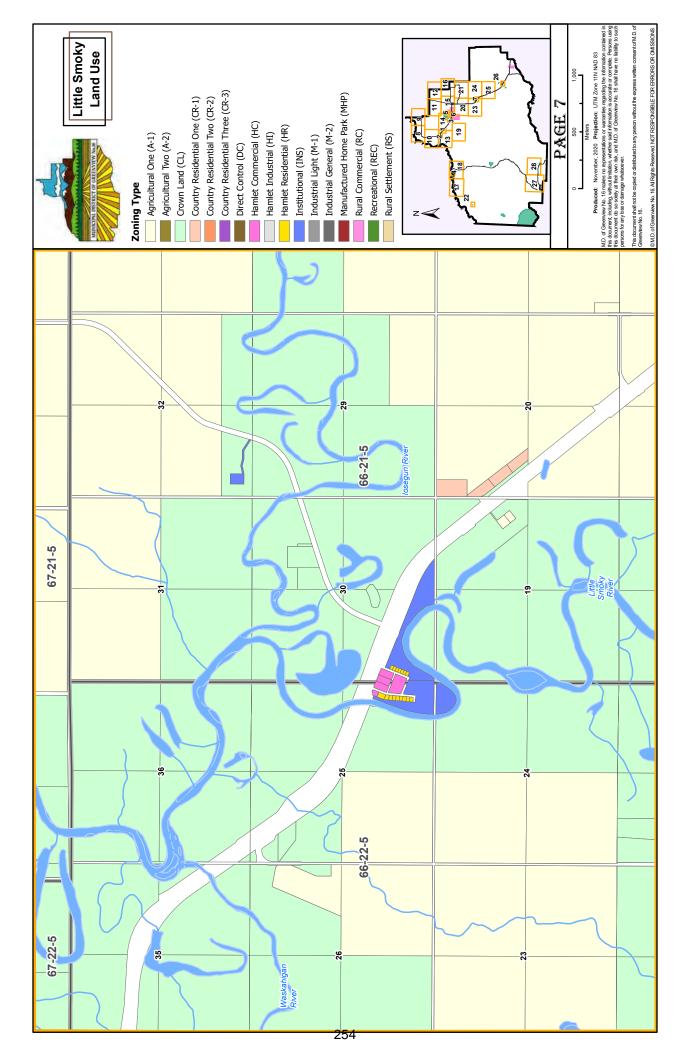


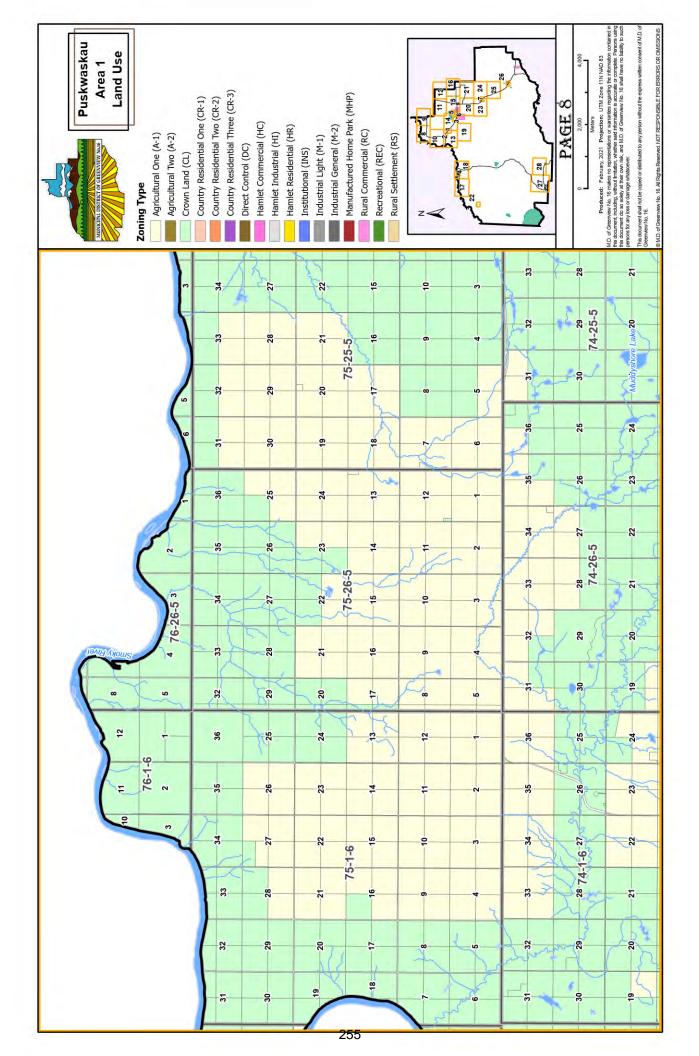


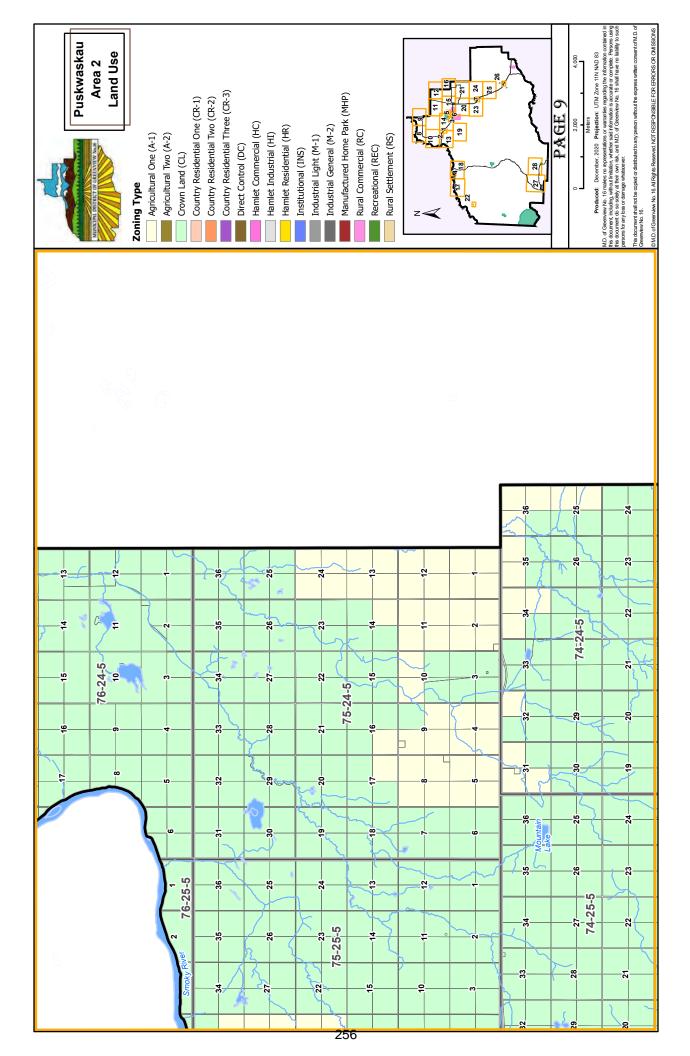


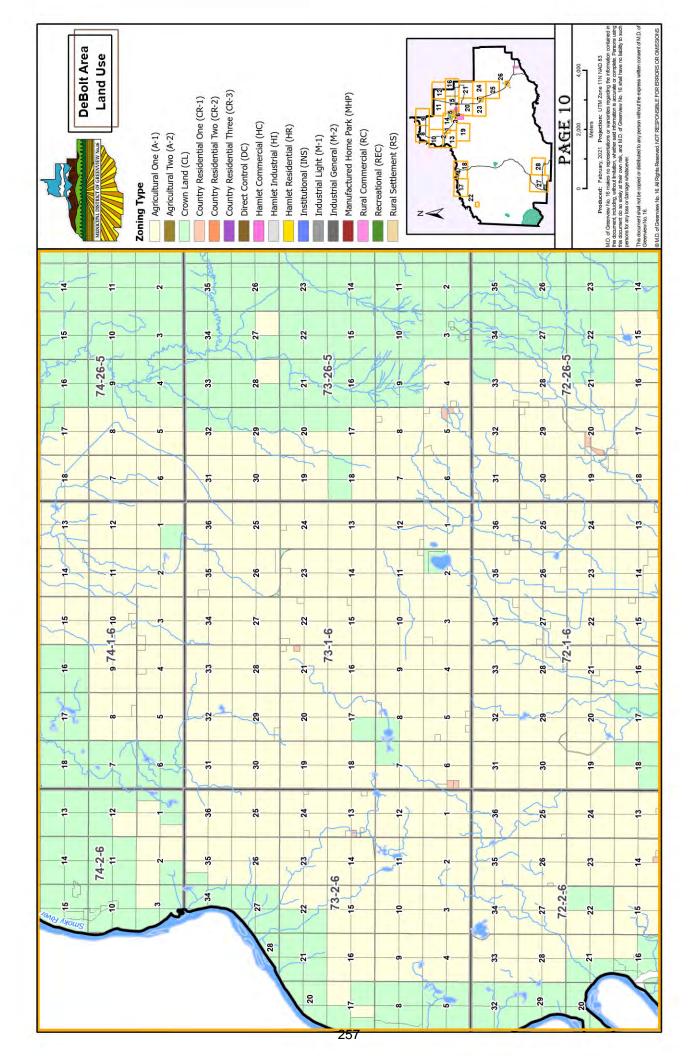


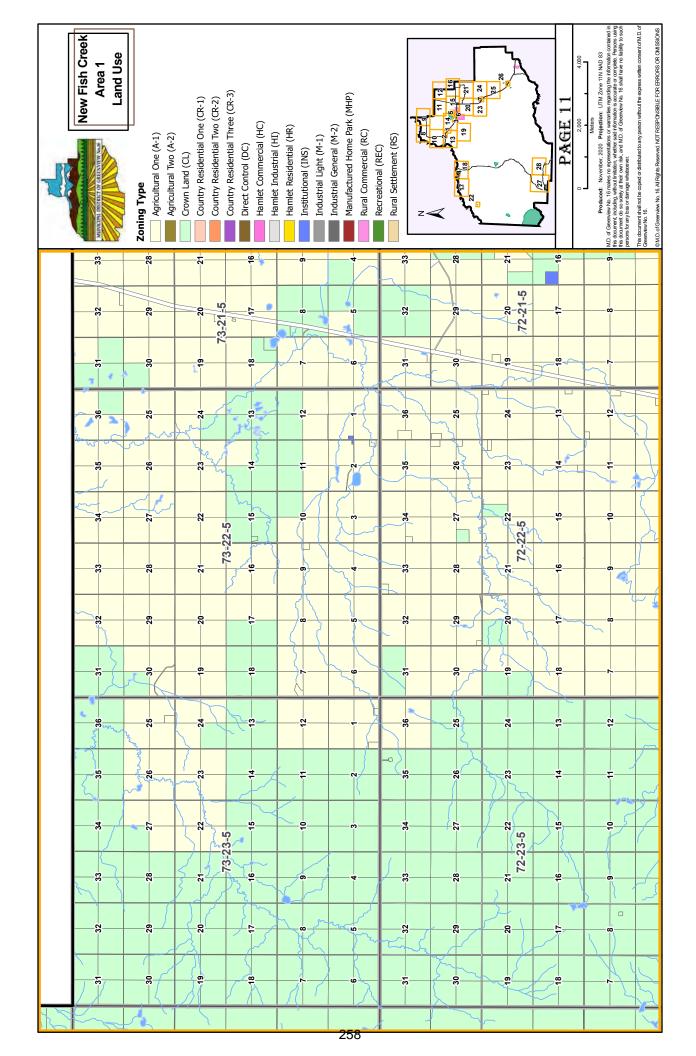


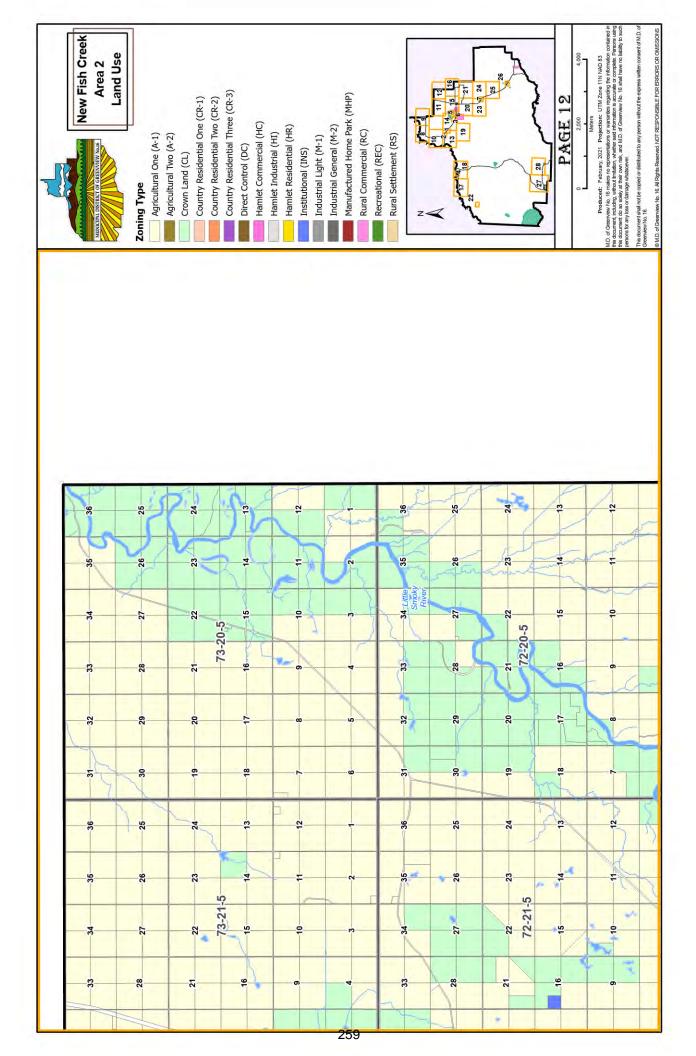


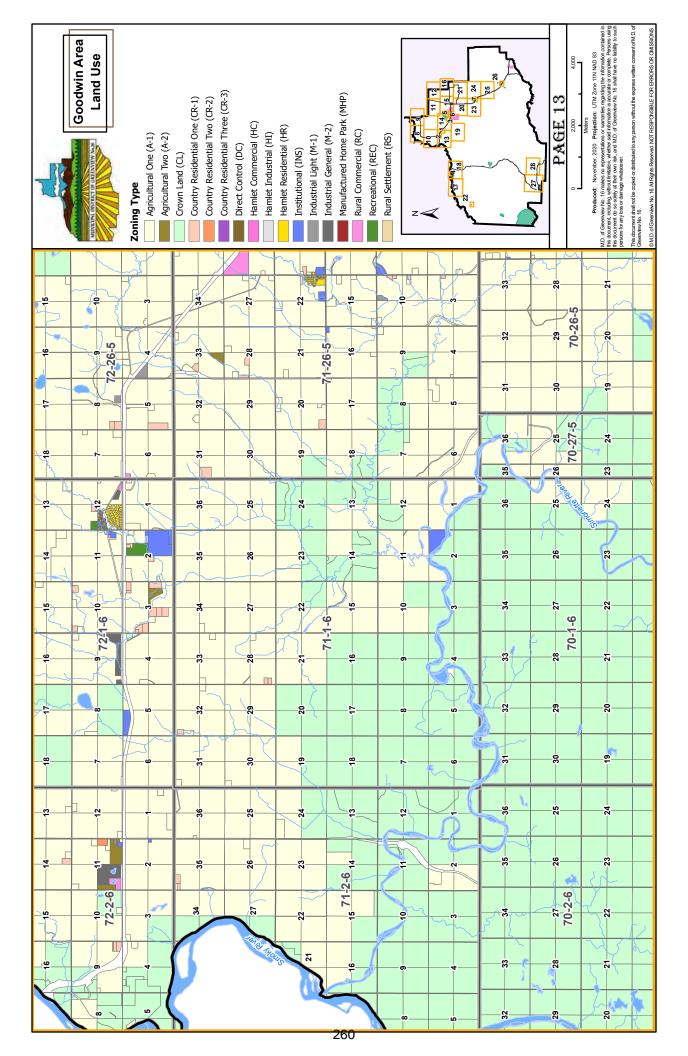


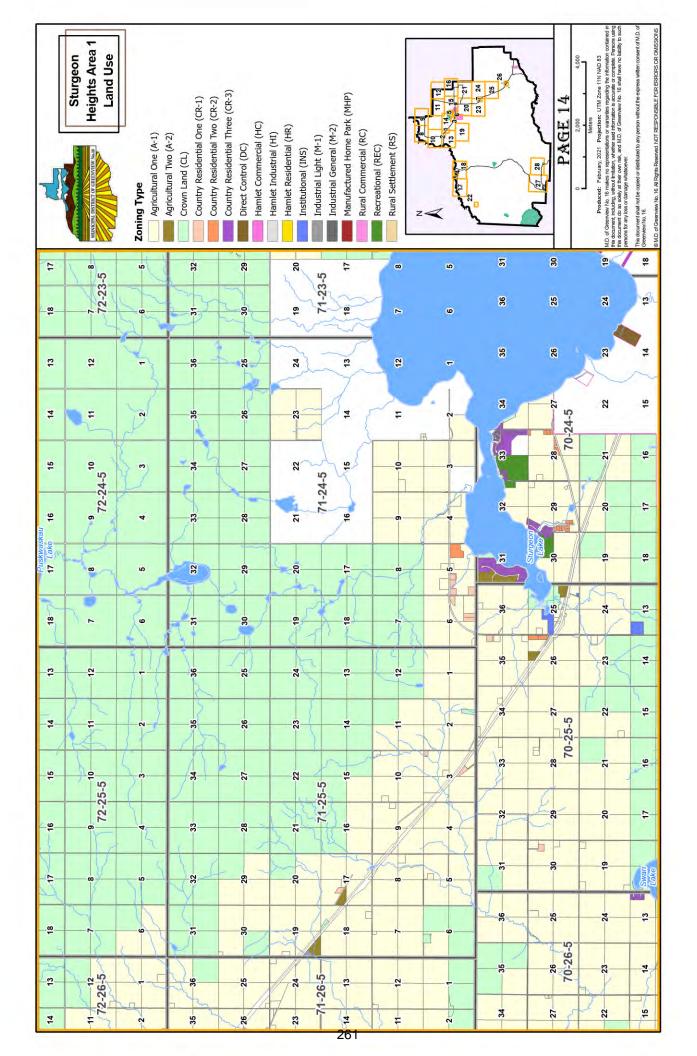


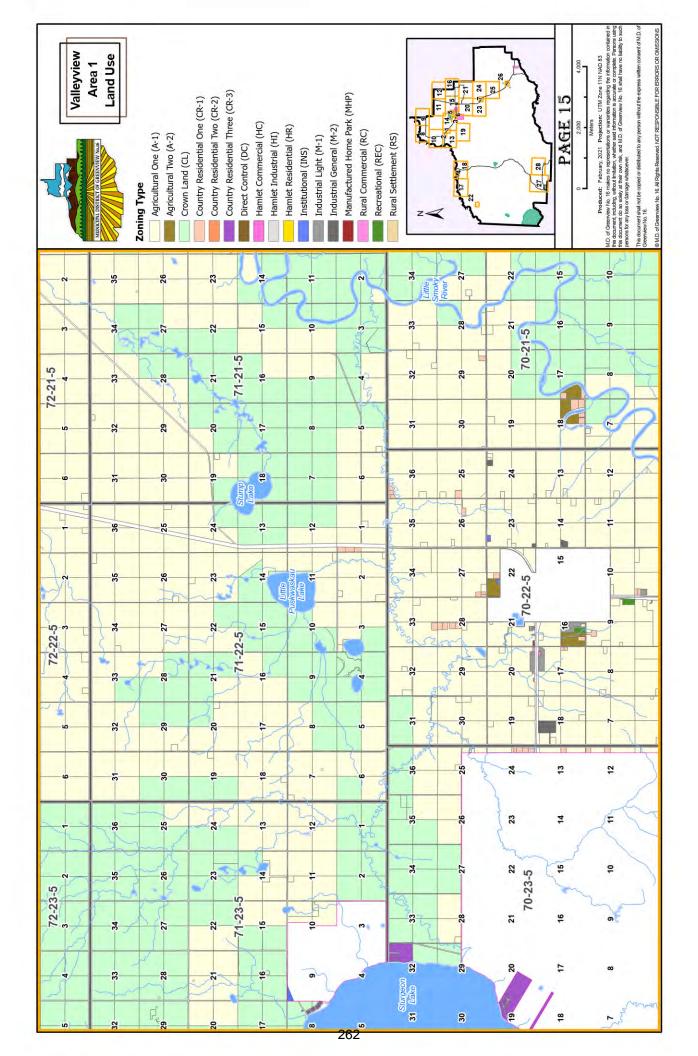


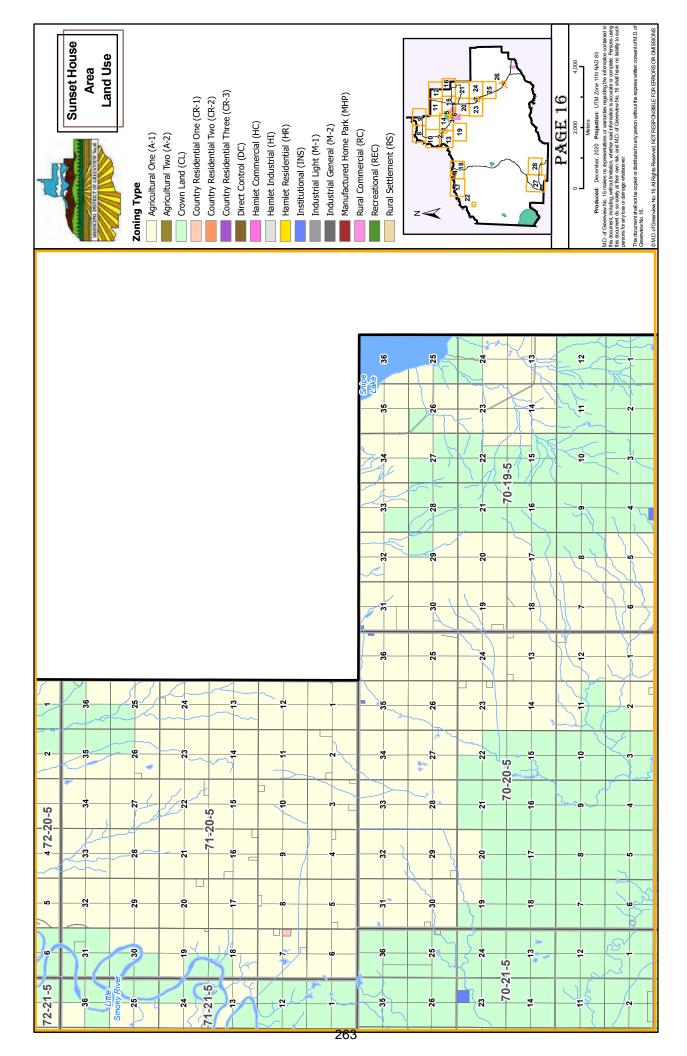


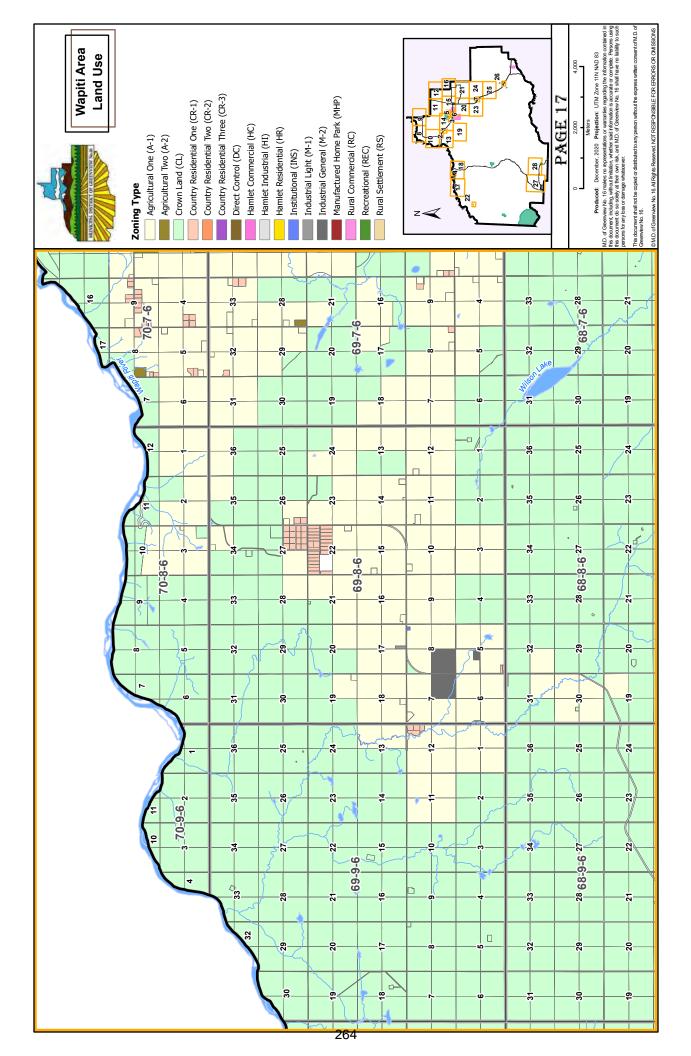


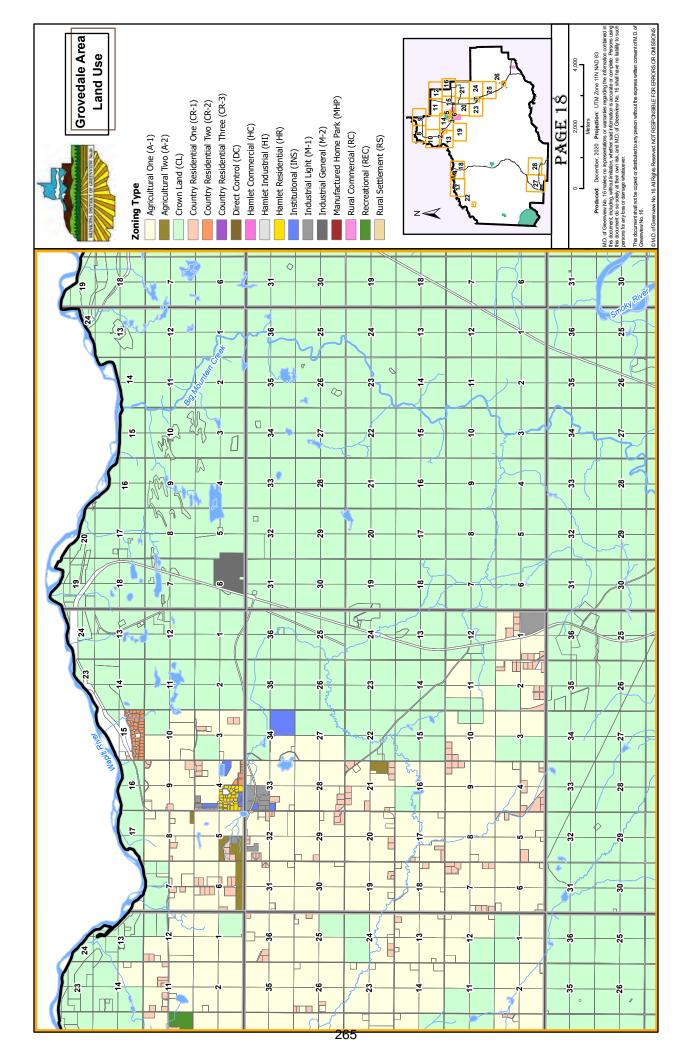


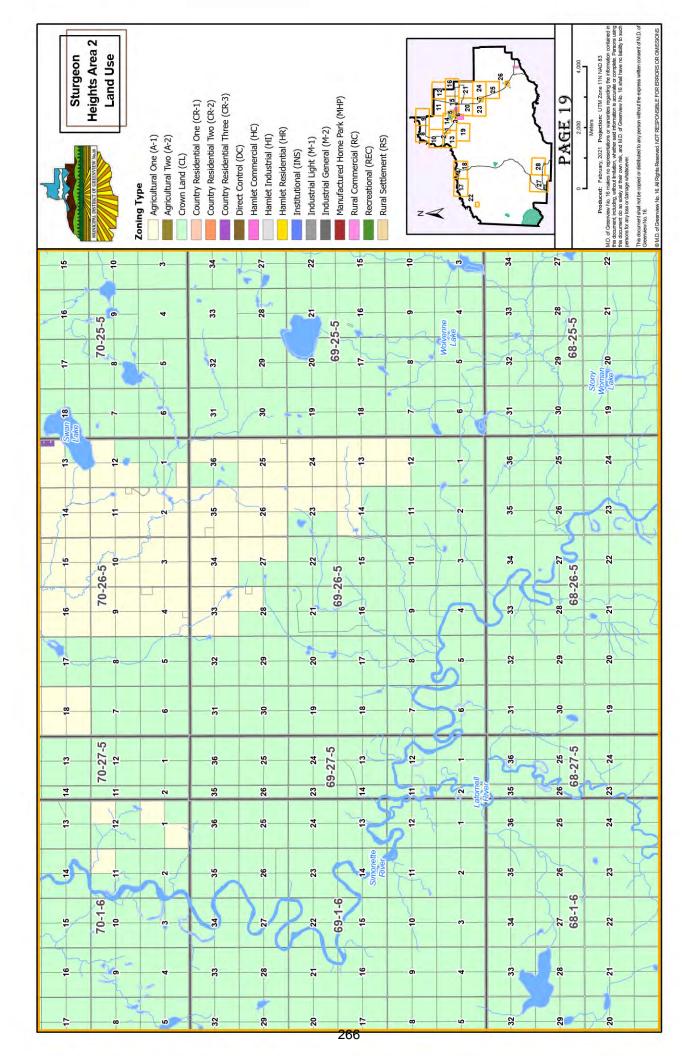


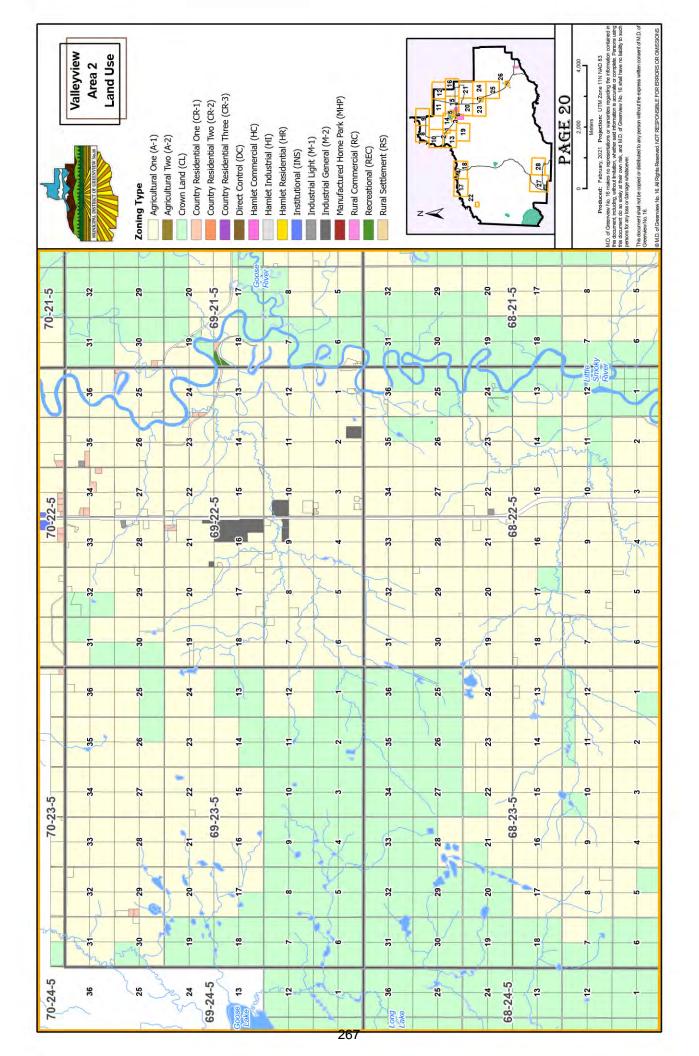


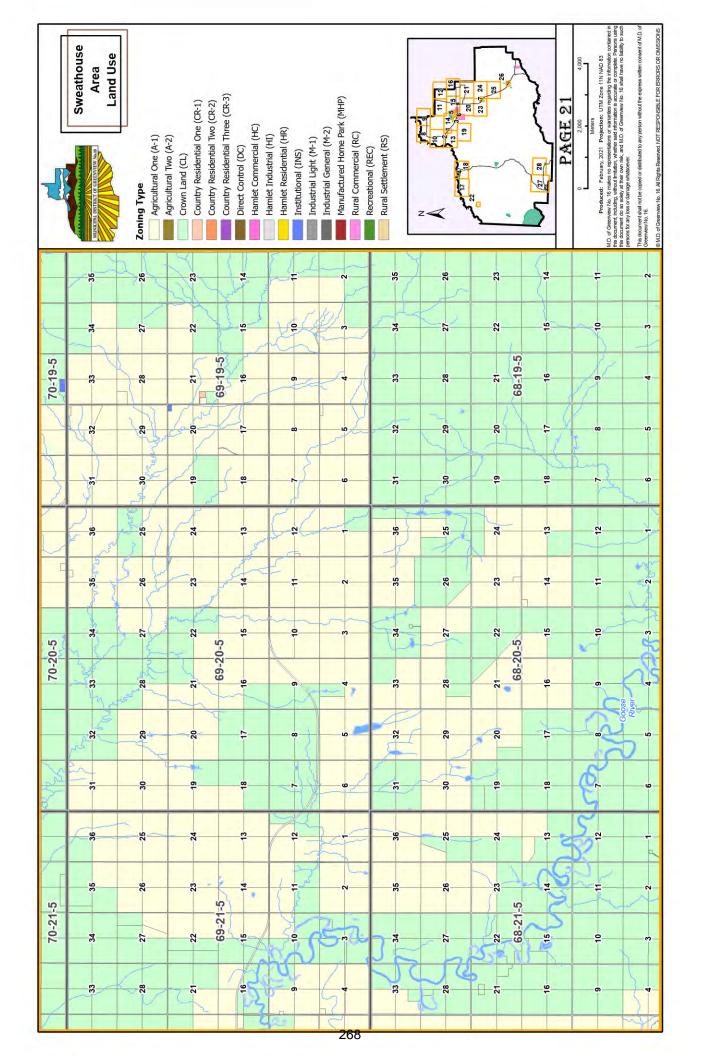


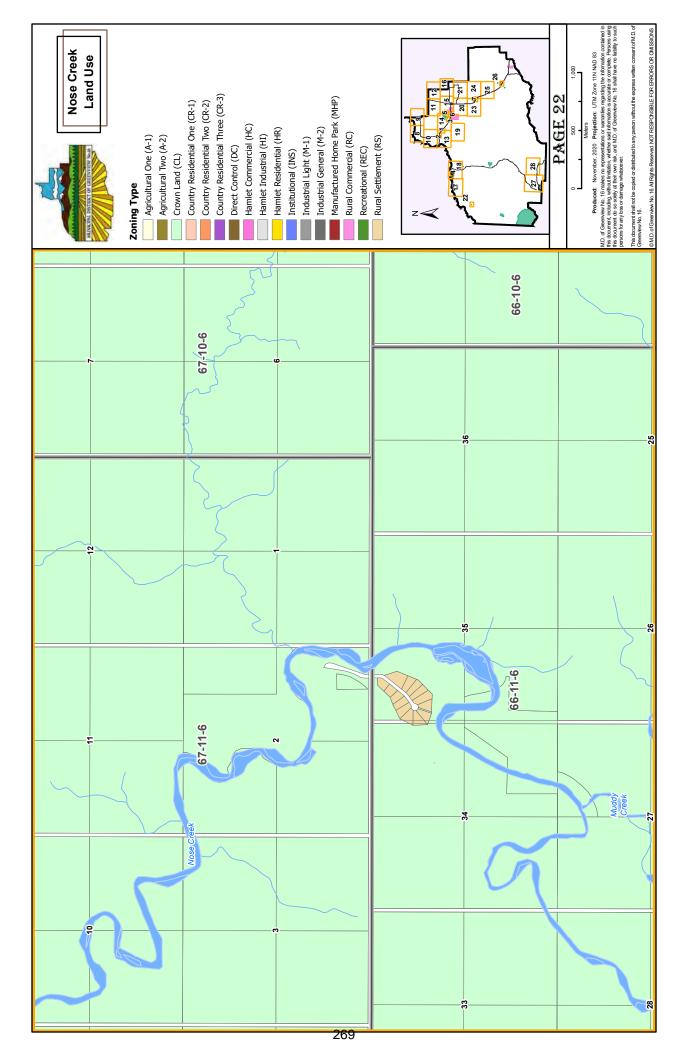


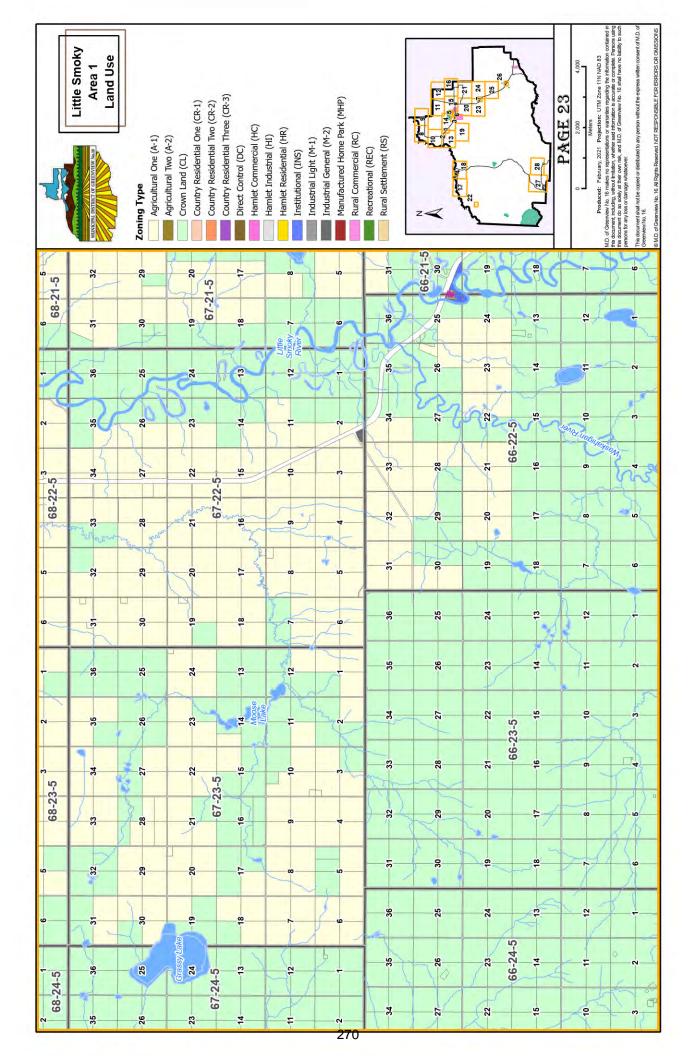


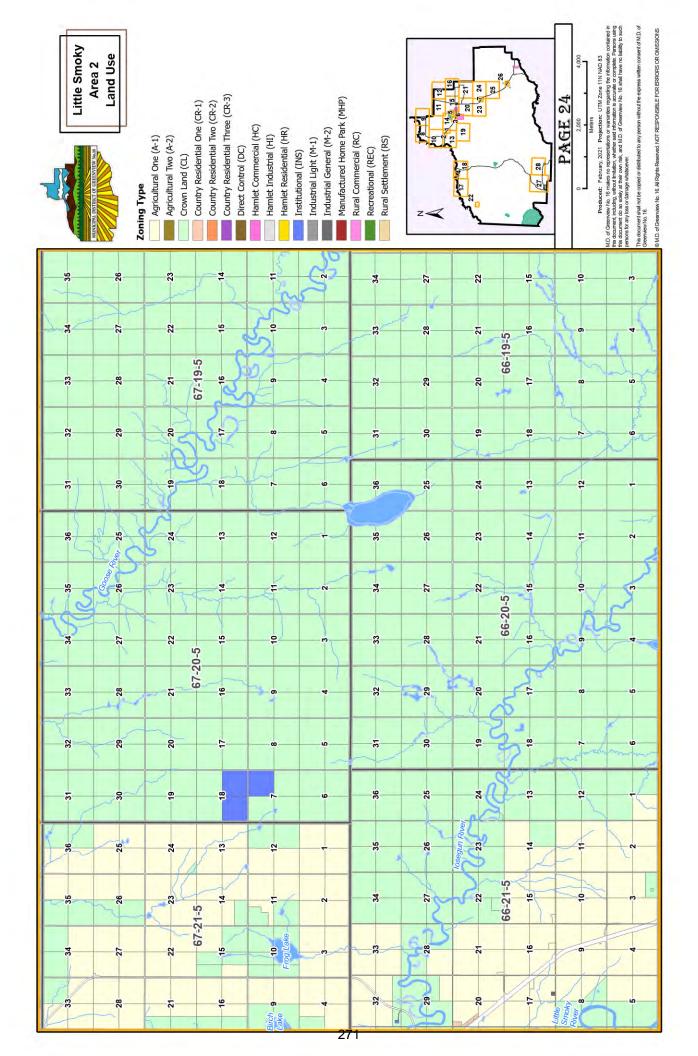


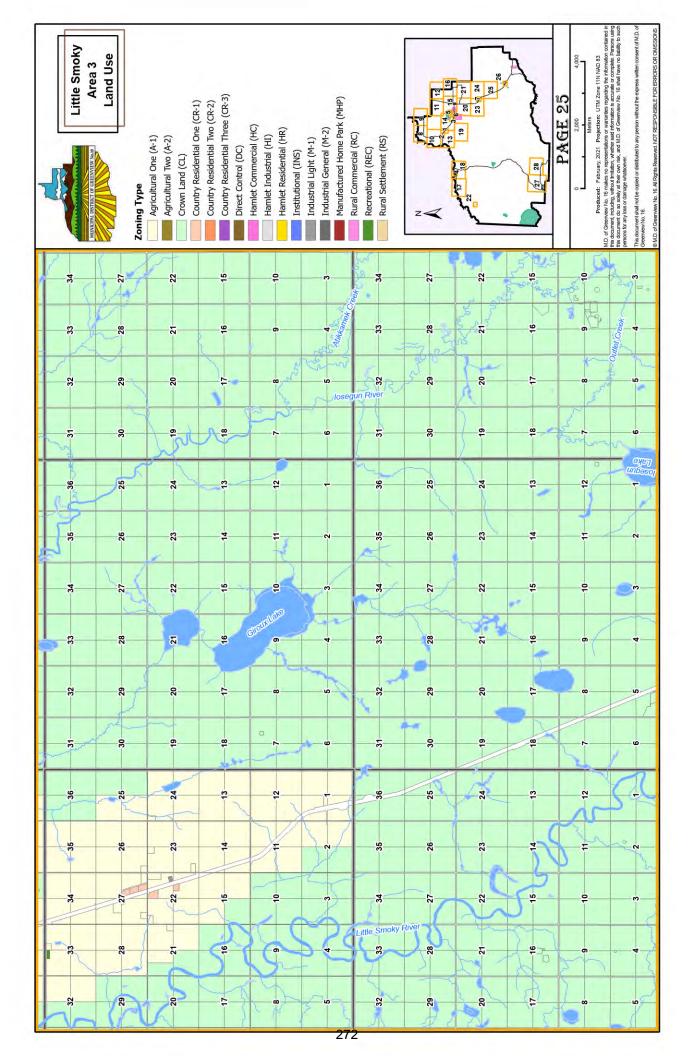


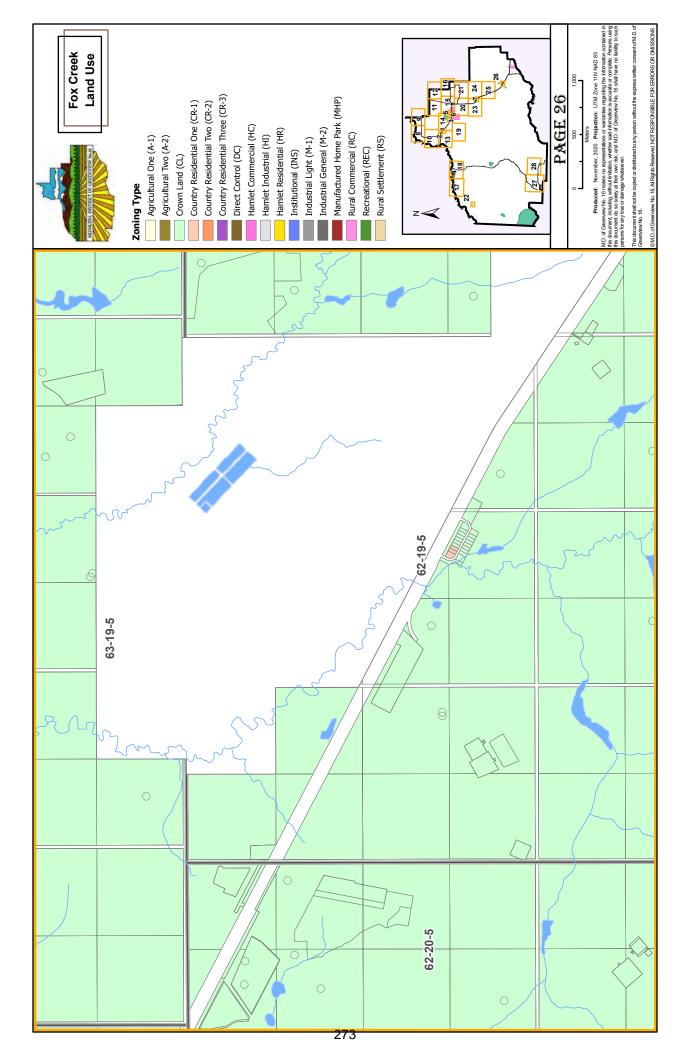


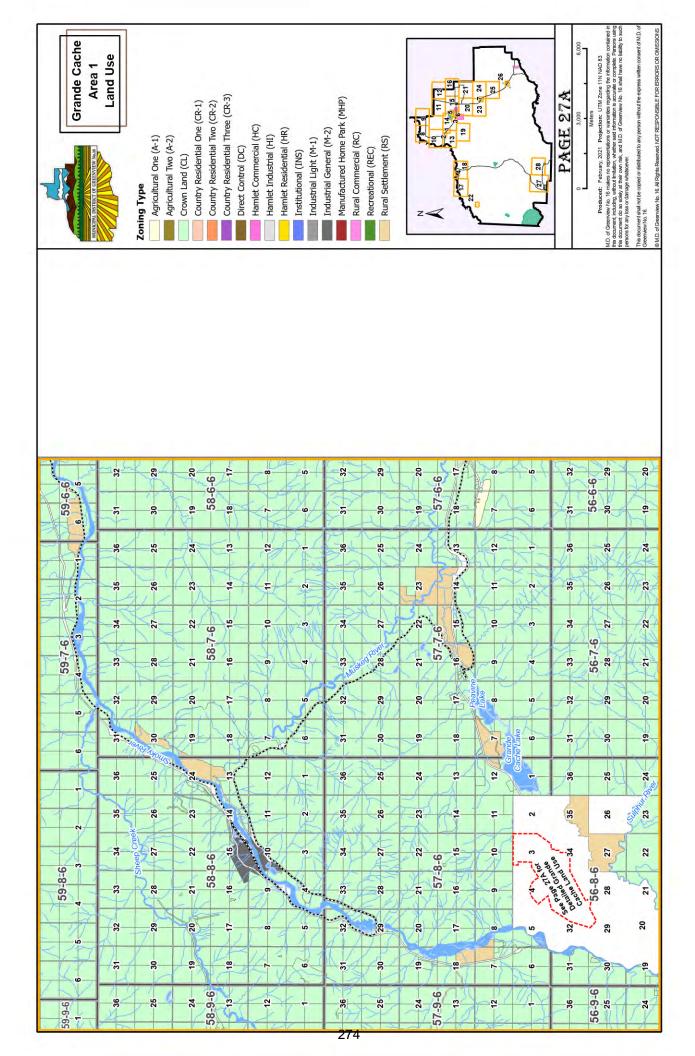


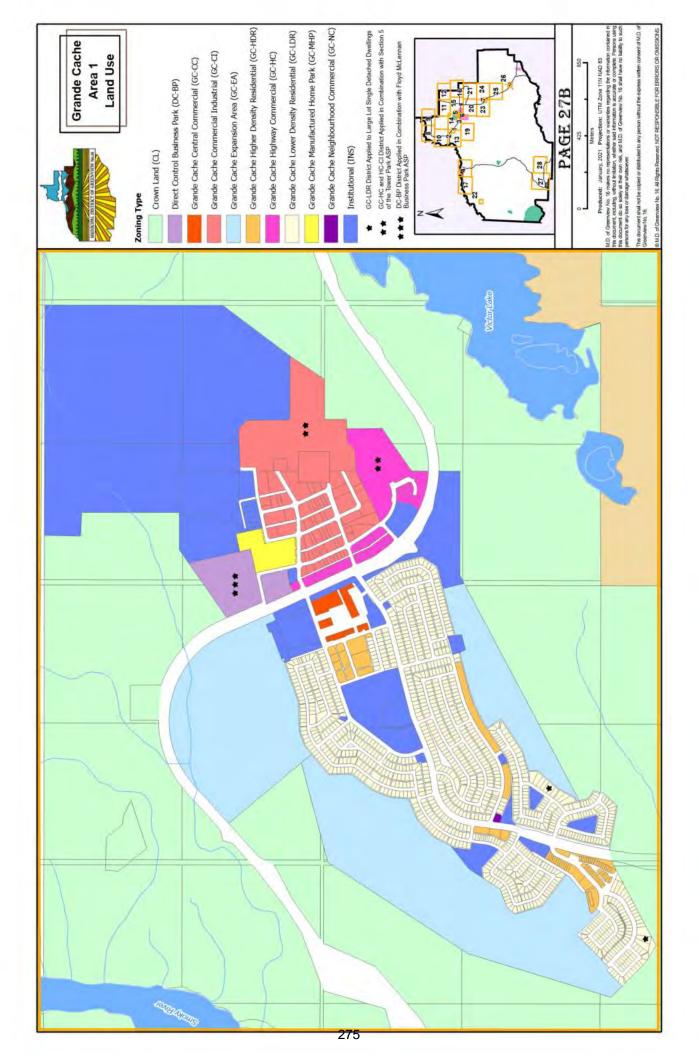


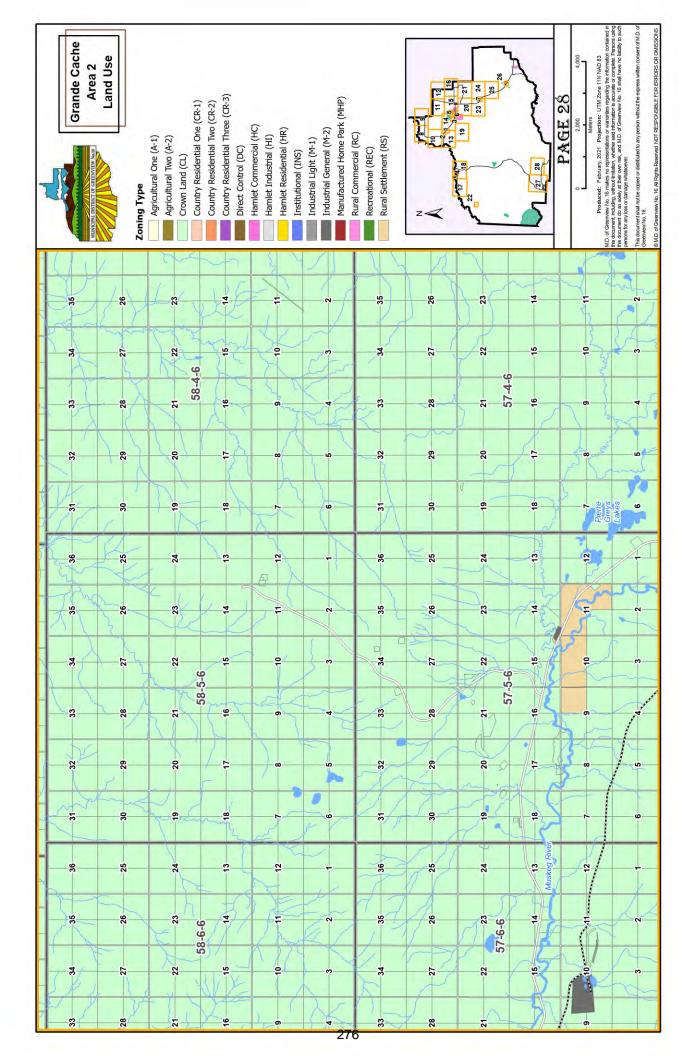














# **REQUEST FOR DECISION**

SUBJECT:Wirth Residential AccessSUBMISSION TO:COMMITTEE OF THE WHOLEMEETING DATE:February 16, 2021DEPARTMENT:CONSTRUCTION & ENGINEERINGSTRATEGIC PLAN:Infrastructure

REVIEWED AND APPROVED FOR SUBMISSIONCAO:DTMANAGER:GM:RAPRESENTER:LT

RELEVANT LEGISLATION: **Provincial** (cite) –N/A

Council Bylaw/Policy (cite) -N/A

#### **RECOMMENDED ACTION:**

MOTION: That Committee of the Whole accept the discussion on landowner obstacles as information, as presented.

#### BACKGROUND/PROPOSAL:

January 13<sup>th</sup> Administration brought forward a residential road request for NE 18-70-21 W5 for Tyler Wirth, where Council carried the motion to proceed with construction in 2021 for a 250m road. This motion was carried, and Administration advised the applicant who immediately started on their yard site.

Administration approached the landowners on the west side of Range Road 214 to purchase 7m of utility right of way for the power line to be outside of Greenview right of way. Administration received a verbal that they would sell the land for the right of way in which the process started and in turn received an email on February 1<sup>st</sup> from the landowner Mr. Krieger advising that they have reconsidered their position on the sale of their land for the amount that was presented. This landowner is setback from the road approx. 350m where the landowner on the east side is much closer at approx. 30m from the road therefore the reason for approaching the west.

With not being able to obtain land on the west side of the road is going to put the applicant Mr. Wirth at a higher cost to install the power. ATCO could potentially bore on the west or install poles from the north at a distance of 700m to reach their property, this is an additional cost for the applicant (costing him more money to install utilities to his property). Administration will work with ATCO to ensure power can be completed, although this will be allowing them within our right of way, which is not ideal but can work around it.

Alberta Environment and Parks provided an exemption on clearing the right of way in the area due to the key wildlife zone during the timing restrictions (can possible be seen as a red tape reduction). This was a huge success to be able to have this completed prior to the bird sweep that would be required in April if this were not able to be completed. The clearing tentative start date will be the second week of February.

Administration is providing this information to advise the obstacles that are presented when landowners are not willing to cooperate with Greenview due to the location, the perception of the road never being built, buying on a dead-end road, or not being advised that this application has been put forth etc. These are some of the items that are brought forward by landowners and this could fall under a residential access or a farmland access with these types of issues.

# BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is they are aware of the obstacles that Administration faces when trying to purchase land for the betterment of Greenview.

# DISADVANTAGES OF THE RECOMMENDED ACTION:

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

### ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to treat the road request forms the same as a road regrade project. Receive the application and prepare all preliminary works, to include the power, land purchase, surveying etc. have all the agreements in place prior to construction year. This could eliminate additional costs to landowners when trying to develop.

**Alternative #2:** Council has the alternative to leave the process as is receiving the applications and approving within the same construction year without preliminary works being completed.

# FINANCIAL IMPLICATION:

# **Direct Costs:**

### **Ongoing / Future Costs:**

There are no 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:

There are no follow up actions to the recommended motion.

# ATTACHMENT(S):

• February 1, 2021 – Email

Hi Colin,

Thank you for your email. We understand that you and your family do not take this decision lightly and we appreciate your consideration.

Greenview would like to make you aware that this road will still be constructed in 2021. Greenview will build within the 20.12m road allowance that is our right of way. There were multiple options that were considered for this application including building from the north as your letter has previously suggested, although the cost would have been substantially higher considering a road from the North would have required 1.5 km of road to be built, they choose to save taxpayers money and come from the South which is approx. 250m.

To provide a little more information on the decisions that are made by Greenview, information is researched and provided to Council. These options are provided to Council to make the final decision on what is built and approved for the betterment of our Municipality.

Thanks, Ron

From: Colin Krieger <crk.ent@outlook.com>
Sent: January 31, 2021 9:48 PM
To: Ron Podruzny <Ron.Podruzny@MDGreenview.ab.ca>
Subject: Re: RR 215 Road Widening.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ron,

After much reflection, and internal debate, I am reconsidering my position on the sale of our land. I would regret it, and certainly would for the meager sum of a few thousand dollars. Although, honestly, I don't think there is a reasonable number that the MD could offer to change my mind.

Part of the reason is that when I purchased this parcel I did so because of where the road ended. Neither I, or any of the people who live immediately around us want this to change.

I bear no ill will toward the Wirth family, and if they choose to continue building on that parcel, that would be fine with me. The only change I seek is that the MD builds a road from the north side, off of the 669 highway, that would allow them access to their land.

I apologize for the amount of time that it has taken me to come to this decision, but it wasn't done lightly. I normally work to build consensus, but I do not see any other way in this matter. With respect,

Colin Krieger

On Jan 22, 2021, at 1:44 PM, Ron Podruzny <<u>Ron.Podruzny@mdgreenview.ab.ca</u>> wrote:

Hi Colin and Amber,

Have you had a chance to review the sketch and agreement yet? If you have any questions please call me at 780-524-6077.

Thanks, Ron

From: Ron Podruzny
Sent: January 14, 2021 2:11 PM
To: crk.ent@outlook.com
Cc: rememberingjoy@live.ca
Subject: RR 215 Road Widening.

Hi Colin and Amber,

Please review the attached agreement and sketch and call Ron at 780-524-6977. Colin as I mentioned on the phone we have made arrangements with Atco to put the power poles and 7.5m easement in the new road allowance area we are buying from you. We will build the road East of where they will put the poles.

Thanks, Ron <SE 18 Krieger Road Purchase Agreement.docx> <Sketch SE 18 Krieger.pdf>



# **REQUEST FOR DECISION**

SUBJECT:Narrows SurveySUBMISSION TO:COMMITTEE OF THE WHOLEMEETING DATE:February 16, 2021DEPARTMENT:CAO SERVICESSTRATEGIC PLAN:Level of Service

REVIEWED AND APPROVED FOR SUBMISSION CAO: DT MANAGER: GM: PRESENTER:

# RELEVANT LEGISLATION: **Provincial** (cite) – N/A

Council Bylaw/Policy (cite) – N/A

# **RECOMMENDED ACTION:**

MOTION: That Committee of the Whole accept the report from the Narrows Survey for information, as presented.

# BACKGROUND/PROPOSAL:

Administration held an open house on October 27, 2020 to hear concerns from the residents of the Narrows on infrastructure changes and additions, such as municipal water and sewer. The residents were provided a survey comprised of two questions and two sections of multiple choice with answers ranging from Completely Agree to Don't Know. The open house was held in two back-to-back session to enable all residents the opportunity to voice their concerns and were provided with a survey.

Survey Information:

- 19 Seasonal Residents Responded
- 15 Full Time Residents Responded
- 1 adjacent landowner Responded

Administration compiled the results of surveys returned

# BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is Committee of the Whole will have a better understanding of the needs of the Narrows residents as a whole.

# DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED: N/A

# 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:

There are no follow up actions to the recommended motion.

# ATTACHMENT(S):

• Survey Results

Services	Completely Somewhat Somewhat Agree Agree Disagree	Somewhat Agree	Somewhat Disagree	Completely Disagree	Don't Know		<ul> <li>I would be willing to pay an improvement levy or similar additional</li> </ul>
I would be willing to pay an improvement levy or similar additional charge for municipal water or sewer at the Narrows.		7	m	18		Statements Percentage Based on the Completely Agree Column	<ul> <li>charge for municipal water or sewer at the Narrows.</li> <li>I would be willing to give up Greenview Right-away for road improvements.</li> <li>I feel safe living in the Narrows.</li> <li>I want to see more recreation opportunities at the Narrows.</li> </ul>
l would be willing to give up Greenview Right-away for road improvements.	4	Ŋ	9	16	1	10% 10% 5%	<ul> <li>I am satisfied that all recreation</li> </ul>
I feel safe living in the Narrows.	23	8	£				developments at the Narrows undertaken by Greenview, are open to
I want to see more recreation opportunities at the Narrows.	7	m	4	25			the general public.
I am satisfied that all recreation developments at the Narrows	4	9	ъ	15	Ч	37%	the Narrows.
undertaken by Greenview, are open to the general public.							<ul> <li>I would like to see more residential/commercial development</li> </ul>
I would like to see street lighting at the Narrows.		m	m	27		1%	at the narrows. The health and protection of the lake
I would like to see more residential/commercial development at the narrows.	-	4	2	26		1% 5%	is very important to me. I believe services provided to the
							Narrows are equal to services
The health and protection of the lake is very important to me.	27	9	4				provided elsewhere in Greenview.
I believe services provided to the	7	7	7	8	Ŋ		
Narrows are equal to services							

2020 NARROWS SURVEY

provided elsewhere in Greenview.

Municipal Water/Sewer	Percentage Based on the	Very Important Column  Land use and Community Planning	<ul> <li>Road Maintenance and upgrading</li> </ul>	14% 8% 2%	~	Efice Services	16% Bylaw Envorcement/Police services by	15% RCMP Traffice Management	General Public Access	
Don't know			1	1						
Not At All Important	15	22	4	ε	1				2	18
Not Very Important	ы	Q	9	2	4	4	m	4	Ø	10
Somewhat Important	m	m	10	15	σ	12	9	12	14	Ŋ
Very Important	10	7	11	11	22	20	22	17	19	
Importants of Service	Municipal Water/Sewer	Recreation in the Narrows	Land use and Community Planning	Road Maintenance and upgrading	Road clearing (snow removal, dust management, brushing)	Drainage Management (culverts and ditching)	Fire Services	Bylaw Envorcement/Police services by RCMP	Traffice Management	General Public Access



SUBJECT:	2020 Capital and Operating Q4 Interi	m Reports	
SUBMISSION TO:	COMMITTEE OF THE WHOLE	REVIEWED AND APPRO	VED FOR SUBMISSION
MEETING DATE:	February 16, 2021	CAO:	MANAGER:
DEPARTMENT:	FINANCE	GM: AN	PRESENTER: AN
STRATEGIC PLAN:	Level of Service		

RELEVANT LEGISLATION: **Provincial** (cite) –Municipal Government Act 268.1 (b)

Council Bylaw/Policy (cite) – Policy 1500-Financial Reporting

RECOMMENDED ACTION: MOTION: That Council accepts the interim Operating and Capital Budget reports for the period ending December 30, 2020 as information.

#### BACKGROUND/PROPOSAL:

Section 268.1 (b) of the Municipal Government Act stipulates actual revenues and expenses compared with the budget are provided to Council as often as Council directs. A policy outlining this process was adopted by Council in September 2020. Subsequently, Council has asked to revise the policy to include Q4 results. Policy Review Committee (PRC) addressed the change on February 10, 2021 and the revised policy will be brought to the next regular council meeting. The reporting presented with this RFD, is in line with the proposed changes. As described to the PRC members, information contained in these reports is considered to be very preliminary at this time because of the year end processes taking place which will have a significant effect on the reported amounts. Final 2020 amounts will be reported in the 2020 Audited Financial Statements.

### BENEFITS OF THE RECOMMENDED ACTION:

- 1. Council can review revenues, expenses, and capital project spending to the end of December 2020 (Q4).
- 2. Council has the opportunity to ask questions regarding the financial information.

### DISADVANTAGES OF THE RECOMMENDED ACTION:

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

# ALTERNATIVES CONSIDERED: Alternative #1: None

### FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

# Direct Costs: Ongoing / Future Costs:

#### 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:

Thera are no follow up actions to the recommended motion.

### ATTACHMENT(S):

- Summary of Operating Revenue & Expenses YTD Report
- Summary of Capital Budget YTD Report
- MGA Sec 268.1 (b)
- Policy 1500-Financial Reporting

### Financial records and receipts

### 268.1 A municipality must ensure that

(a) accurate records and accounts are kept of the municipality's financial affairs, including the things on which a municipality's debt limit is based and the things included in the definition of debt for that municipality;(b) the actual revenues and expenditures of the municipality compared with the estimates in the operating or capital budget approved by council are reported to council as often as council directs;

(c) the revenues of the municipality are collected and controlled and receipts issued in the manner directed by council.

**Title: Financial Reporting** 

Policy No: 1500

Effective Date: September 28, 2020

Motion Number: 20.09.464

**Supersedes Policy No: NONE** 

Review Date: September 28, 2023

**Purpose:** This policy outlines financial reporting requirements for Greenview. Administration will provide Council with quarterly financial reports in order to promote stewardship of Greenview resources, to support decision-making, and to provide transparent communication to the public.

# 1. DEFINITIONS

- 1.1. Act means the Municipal Government Act Revised Statutes of Alberta 2000 Chapter M-26 and any amendments.
- 1.2. **Capital Budget** means the approved budget for the current year covering purchases of tangible capital assets.
- Council means the Reeve and Councillors of the Municipal District of Greenview No. 16 duly elected pursuant to the provisions of the Local Authorities Election Act, R.S.A 2000, Chapter L-21, and who are eligible to hold office under the terms of the Municipal Government Act, R.S.A 2000, Chapter M-26.
- 1.4. Greenview means the Municipal District of Greenview No. 16.
- 1.5. **Operating Budget** means the approved budget for the current year covering annual operating expenditures such as wages, supplies, equipment, etc.
- 1.6. Restricted Surplus means amounts Council has designated towards a specific purpose.
- 1.7. **Restricted Surplus Report** means a report on restricted surplus balances and will include balance forwards from prior years, estimated reductions and estimated increases in the current year.
- 1.8. **Variance Report** means a report showing the budgeted amounts, actual amounts and the difference between the two reported as both dollar and percentage variances.

# 2. POLICY STATEMENT

- 2.1 Council must be made aware of certain aspects of the financial operations of Greenview as often as Council directs in accordance with the Act.
- 2.2 Council should be made aware of other aspects respecting the financial position of Greenview on a regular basis.

### 3. PROCEDURE

3.1. Variance reports on the Operating Budget shall be provided to Council at the Committee of the Whole meeting following the calendar quarters ending March, June and September and

will report on year to date information for those period end dates. Financial information provided will be on a summarized basis by department.

- 3.2. Variance reports on the Capital Budget shall be provided to Council at the Committee of the Whole meeting following the calendar quarters ending March, June and September and will report on year to date information for those period end dates. Financial information provided will be on a summarized basis by department.
- 3.3. A Restricted Surplus report shall be provided to Council at the Committee of the Whole meeting following the calendar quarters ending March, June and September and will report on year to date information on those periods.
- 3.4. Audited Financial Statements for the year will be presented by the Auditor to Council following the completion of the annual audit, normally in April of the year following the year for which the audit has been prepared.

# 4. COUNCIL RESPONSIBILITIES

4.1 Council will review the reports as presented to ensure a general familiarity with the financial information provided.

# 5. ADMINISTRATION RESPONSIBILITIES

5.1 Administration shall prepare the reports and respond to any questions on the information contained in the reports.

# MD OF GREENVIEW NO.16 QUARTERLY CAPITAL REPORT TO COUNCIL CAPITAL PROJECTS ENDING DECEMBER 31, 2020

Sub-Department	2020	2020	Varia	nces
Project ID Description	Budget	Actuals	Percentage	Dollar value
Information Systems				
IT19001 Replacement of File and Data Backup Solut	ion 96,000.00	27,150.20	28.28%	68,849.80
IT19002 Replacement of UPS (Uninterupted Power S	Supply) 80,000.00	11,540.00	14.43%	68,460.00
IT20001 Firewall Network Replacement VV	16,000.00	0.00	0.00%	16,000.00
IT20002 New Vehicle Small SUV	40,000.00	30,533.79	76.33%	9,466.21
IT22001 Hot Server and SAN Cluster	100,000.00	0.00	0.00%	100,000.00
Total Information Systems	332,000.00	69,223.99	20.85%	262,776.01
CPO Programm				
PO20001 CPV SUV- CPO Program	75,000.00	77,290.62	103.05%	-2,290.62
PO20002 CPV SUV- CPO Program	75,000.00	77,290.62	103.05%	-2,290.62
PO20003 CPV SUV- CPO Program	75,000.00	77,290.62	103.05%	-2,290.62
PO20004 CPV SUV- CPO Program	75,000.00	77,290.61	103.05%	-2,290.61
PO20005 Truck Scale	27,500.00	24,741.00	89.97%	2,759.00
PO20006 Truck Scale	27,500.00	27,500.00	100.00%	0.00
PO20007 Radar Gun	8,400.00	14,956.32	178.05%	-6,556.32
PO20008 Radar Gun	8,400.00	0.00	0.00%	8,400.00
PO20009 AFRAC RADIOS -4	30,000.00	30,000.00	100.00%	0.00
Total CPO Programm	401,800.00	406,359.79	101.13%	-4,559.79
Community Services	104 044 00	0.00	0.000/	104 041 00
RE15001 Valleyview Multiplex Facility	104,241.00	0.00	0.00%	104,241.00
Total Community Services	104,241.00	0.00	0.00%	104,241.00
Agricultural Services	04,000,00	00 50 4 00	05.010/	2 404 00
AG20001 Enclosed Cargo Trailer Replacement (T61)	24,000.00	20,594.00 16,300.00	85.81%	3,406.00 500.00
<ul><li>AG20002 Post Pounder Replacement (POST3123)</li><li>AG20003 Post Pounder Replacement (POST3124)</li></ul>	16,800.00 16,800.00	16,300.00	97.02% 97.02%	500.00
AG20004 Bar-B-Que Trailer (New)	45,000.00	0.00	0.00%	45,000.00
AG20005 Clubroot Wash Containment Structure New	36,000.00	39,419.56	109.50%	-3,419.56
AG20006 Chemical Storage Shed	10,000.00	5,957.71	59.58%	4,042.29
AG20007 Grain Vaccuum (New)	35,000.00	26,950.00	77.00%	8,050.00
AG19012 AG Building Improvements	335,240.00	178,131.86	53.14%	157,108.14
BT20001 X320 48" Riding Mower (Replace)	5,000.00	4,792.39	95.85%	207.61
BT20002 Front Deck Mower, Cab, Snow Blower, Swee	eper 56,400.00	56,626.27	100.40%	-226.27
BT20003 Covered Boom Sprayer (Tractor,Cab,Loader	,Mower) 66,500.00	64,594.61	97.13%	1,905.39
BT20004 ATV and Sprayer 9New)	13,500.00	13,371.02	99.04%	128.98
BT20005 Trailer To Haul Mowing Units (New)	6,000.00	5,819.00	96.98%	181.00
Total Agricultural Services	666,240.00	448,856.42	67.37%	217,383.58
Economic Development				
<b>ED20002</b> Tourism & Interpretive Centre Upgrades	250,000.00	150,753.36	60.30%	99,246.64
Total Economic Development	250,000.00	150,753.36	60.30%	99,246.64
Drotactives Services				
Protectives Services PS19001 Transfer to AFRRCS	102,740.00	96,508.63	93.93%	6,231.37
<b>PS19002</b> GC Public Service Building w/ Fire Hall	2,000,000.00	280,348.42	14.02%	1,719,651.58
<b>PS20003</b> Heavy Rescue Engine - Grande Cache	1,250,000.00	0.00	0.00%	1,250,000.00
<b>PS20004</b> Breathing Apparatus 30 Packs	355,000.00	313,329.50	88.26%	41,670.50
<b>PS20005</b> SUV Tahoe- Regional Fire Chief	52,900.00	52,900.00	100.00%	0.00
Total Protectives Services	3,760,640.00	743,086.55	19.76%	3,017,553.45
Recreation Services				
<b>RE18004</b> Upgrades to Moody's Crossing Recreation A		57,907.74	57.91%	42,092.26
<b>RE19016</b> Skid Steer With Attachments (2019 project)		90,332.23		-90,332.23
RE19007 Grande Cache Ball Diamond	77,458.00	0.00	0.00%	77,458.00
RE19009 Grande Cache Fitness Centre	827,993.00	849,421.73	102.59%	-21,428.73
RE20001 Quantum 6 Panels	47,900.00	47,900.00	100.00%	0.00
RE20002 Curling Rink Retaining Wall	100,000.00	0.00	0.00%	100,000.00
<b>RE20003</b> Rec Centre Boiler Room Ventillation	15,657.00	13,291.92	84.89%	2,365.08

# MD OF GREENVIEW NO.16 QUARTERLY CAPITAL REPORT TO COUNCIL CAPITAL PROJECTS ENDING DECEMBER 31, 2020

Sub-Depa	rtment	2020	2020	Varia	nces
Project ID	Description	Budget	Actuals	Percentage	Dollar value
RE20004	Rec Centre AHU4a/AHU4b Mechanical Room	97,130.00	97,130.00	100.00%	0.00
RE20005	Rec Centre Lobby Cooling AHU	181,248.00	183,899.51	101.46%	-2,651.51
RE20006	Rec Centre Chemical Feed Systems	58,811.00	55,290.00	94.01%	3,521.00
RE20007 RE20008	Rec Centre Aquatics Chemical Controllers	28,495.00	25,605.00	89.86%	2,890.00
	Genie Ariel Boom Scissor Lift replacement (324) reation Services	130,000.00 <b>1,664,692.00</b>	<b>129,750.00</b> 1,550,528.13	99.81% <b>93.14%</b>	250.00 114,163.87
		1,004,092.00	1,550,520.15	73.1470	114,103.07
	Maintenance				
FM19004	Sewage Treatment Plant Genset- GC	145,000.00	0.00	0.00%	145,000.00
FM20002	1/2 Ton Truck Replacement GD	52,900.00	41,824.47	79.06%	11,075.53
FM20003 FM20004	Facilities & Maintenance Shop In GC I & P New Building (Purchase & Improvements)	150,000.00 4,750,000.00	136,657.61 4,774,607.04	91.11% 100.52%	13,342.39 -24,607.04
FM20004	Gen Set for Rec Centre -600k KV	168,000.00	0.00	0.00%	168,000.00
FM20006	Cargo Trailer -Grande Cache	9,500.00	8,761.00	92.22%	739.00
FM20009	Trailer Flat Deck - Grande Cache	9,000.00	8,670.00	96.33%	330.00
FM20013	Hamlet of Debolt Shop Addition		115,000.00	#DIV/0!	
Total Facil	ities Maintenance	5,284,400.00	5,085,520.12	96.24%	198,879.88
Operation	s				
OP19018	Telescopic Bucket Truck GC	165,000.00	158,675.00	96.17%	6,325.00
OP2001	Plow Truck Replacement A104	325,000.00	0.00	0.00%	325,000.00
OP2002	Mower With Rotary Cutter, Replacement M20	34,650.00	29,831.10	86.09%	4,818.90
OP2003	Mower With Rotary Cutter, Replacement M22	34,650.00	29,831.10	86.09%	4,818.90
OP2004	1/2 Ton Truck Replacement A211 VV	52,900.00	42,153.47	79.69%	10,746.53
OP2007	Utility Dump Trailer GD	18,000.00	14,978.00	83.21%	3,022.00
OP2009	1/2 Ton Truck Replacement A145 VV	52,900.00	43,385.24	82.01%	9,514.76
OP2014 OP2018	Street Line Painter Replacement GC	15,000.00	15,164.94	101.10%	-164.94
OP2018 OP2019	3/4 Ton Truck Replacement A174 GD	58,200.00	51,246.17	88.05%	6,953.83
OP2019 OP2020	Plow Truck Replacement A136 VV 2017 GMC Sierra	325,000.00 0.00	0.00 14,399.32	0.00%	325,000.00 -14,399.32
Total Oper		1,081,300.00	399,664.34	36.96%	681,635.66
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Environme	ental Services	_			
ES20001	1/2 Ton Replacement	52,900.00	42,153.47	79.69%	10,746.53
ES20002	1/2 Ton Replacement	52,900.00	42,153.47	79.69%	10,746.53
ES20004 ES20005	Environmental Services Storage Facility 1/2 Ton Replacement G/C	150,000.00 52,900.00	0.00 42,153.47	0.00% 79.69%	150,000.00 10,746.53
ES20005	1/2 Ton Replacement G/C	52,900.00	42,153.47	79.69%	10,746.53
	Little Smoky Transfer Station Upgrade	30,000.00	22,882.70	76.28%	7,117.30
	Puskwaskau Transfer Station Upgrade	30,000.00	1,379.60	4.60%	28,620.40
SW19001	Hook Bin Truck per Specs	250,000.00	211,559.76	84.62%	38,440.24
SW19002	Roll Off Bins	55,000.00	41,047.00	74.63%	13,953.00
	Grande Cache Landfill & Recycling Modifications	42,966.00	36,440.00	84.81%	6,526.00
	Grande Cache Landfill & Recycling Land Purchase	59,548.00	1,700.00	2.85%	57,848.00
	GC Transfer Station Development Track Loader - Grande Cache	31,800.00	33,239.70 5,000.00	104.53%	-1,439.70
	Grovedale Water Treatment Plant Upgrade	12,224,940.00	5,198,325.91	42.52%	7,026,614.09
	Landry Heights Water Distribution System	3,749,079.00	2,548,003.79	67.96%	1,201,075.21
	SCADA Upgrade to WWTP and WPS	10,000.00	0.00	0.00%	10,000.00
WD17009	Grovedale Water Distribution System	5,205,000.00	3,121,324.44	5 <b>9.97%</b>	2,083,675.56
WD19002	Valleyview Rural Waterline Expansion	68,000.00	71,003.16	104.42%	-3,003.16
	Grande Cache Waterline Intake Upgrade	3,043,850.00	105,849.75	3.48%	2,938,000.25
	Grande Cache Water Treatment Plant	230,000.00	159,604.40	69.39%	70,395.60
	GC Water Treatment Plant Road Paving	550,000.00	761,571.00	138.47%	-211,571.00
	Victor Lake Pumphouse Raw Water Back Up Pump	40,000.00 30,000.00	46,720.41	116.80% 0.00%	-6,720.41
	PRV Stations (2) GC Valve & CC Replacements	200,000.00	0.00 0.00	0.00% 0.00%	30,000.00 200,000.00
	VV Rural Water Line Expansion South	500,000.00	35,253.00	7.05%	464,747.00
	Sturgeon Heights Water Treatment Plant	58,000.00	38,937.55	67.13%	19,062.45
	Tony Creek Industrial Lagoon Construction	36,641.00	0.00	0.00%	36,641.00
	GD (Gravity) Wastewater Collection System	9,256,114.00	2,562,640.25	27.69%	6,693,473.75

Total Capital Projects

#### MD OF GREENVIEW NO.16 QUARTERLY CAPITAL REPORT TO COUNCIL CAPITAL PROJECTS ENDING DECEMBER 31, 2020

Sub-Depa	rtment	2020	2020	Varia	ances
Project ID	Description	Budget	Actuals	Percentage	Dollar value
WW17002	GD Evaporative Lagoon Decommisioning	0.00	4,285.58	-	-4,285.58
	Sturgeon Heights Wasterwater Lagoon Expansion	383,268.00	8,936.10	2.33%	374,331.90
	Sewer Collection System Rehabilitation	100,000.00	1,281.00	1.28%	98,719.00
	DeBolt RV Dumping Station Construction	50,000.00	0.00	0.00%	50,000.00
WW19001	GD Lagoon Subterranean Drain System	873,503.00	398,158.28	45.58%	475,344.72
WW19002	<b>2</b> Grande Cache Sewer Treatment Plant	1,112,447.00	231,130.46	20.78%	881,316.54
WW19003	Grande Cache STP Clarifier & Manhole B Repairs	120,000.00	64,744.68	53.95%	55,255.32
WW19004	I SCADA	40,000.00	0.00	0.00%	40,000.00
WW20001	Replacement Lift Station Pumps	50,000.00	43,588.40	87.18%	6,411.60
WW20002	GC STP New Channel Monster	60,000.00	0.00	0.00%	60,000.00
WW20003	GC Sewer Service Line Replacements	100,000.00	16,000.00	16.00%	84,000.00
WW20004	GC STP Clarifier Repairs	50,000.00	0.00	0.00%	50,000.00
WW20005	DeBolt Lift Station Forcemain Upgrades	95,000.00	10,889.50	11.46%	84,110.50
WW20006	Sewer Flusher	10,000.00	0.00	0.00%	10,000.00
WW20007	GC STP Manhole B Upgrade & Control Structure	150,000.00	0.00	0.00%	150,000.00
Total Envi	ronmental Services	39,256,756.00	15,950,110.30	40.63%	23,306,645.70
Bridges P	Drainagaa				
BF73703	Drainages	84,000.00	0.00	0.00%	94,000,00
BF75355	NE of Valleyview over Sturgeon on Range Road 225 Tributory to DeBolt Creek	45,000.00		36.68%	84,000.00 28,492.32
BF76768	5	45,000.00 752,415.00	16,507.68 6,628.50	0.88%	28,492.32 745,786.50
BF76902	NW of Little Smoky. Culvert carrying Twp Rd 670 Tributory to Clouston Creek	35,000.00	16,960.80	48.46%	18,039.20
BF77159	Asplund Creek	0.00	18,762.00	40.4070	-18,762.00
BF77244	Tributory to Sweathouse Creek	45,000.00	13,502.74	- 30.01%	31,497.26
BF77441	Tributory to Smoky River	45,000.00	6,862.40	15.25%	38,137.60
BF77976	Boulder Creek	43,000.00	15,029.77	15.2576	-15,029.77
BF78838	Tributory to Little Smoky River	400,000.00	140,306.94	35.08%	259,693.06
BF79713	South of Ridgevalley. Bridge carry-ing Rge Rd 264	428,965.00	503,247.33	117.32%	-74,282.33
DR19001	Sunset House Flood Control	1,537,332.00	135,531.77	8.82%	1,401,800.23
	ges & Drainages	3,372,712.00	873,339.93	25.89%	2,499,372.07
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Roads & P	-				
	Goodwin Road (Rge Rd 21) Phase II	2,500,000.00	2,061,971.87	82.48%	438,028.13
RD18007	Preliminary Work of Swan Lake Road (Rge Rd 260)	0.00	981.43	-	-981.43
RD18008	Range Road 64 (Twp 700 to Twp 694)	0.00	618.23	-	-618.23
	FTR Phase IV Km 129.5 to Km 137.1	750,000.00	224,725.06	29.96%	525,274.94
RD18011	Range Road 230 from Hwy 43 S to Twp Rd 700	1,918,601.00	3,107,075.44	161.94%	-1,188,474.44
RD18012	Twp Rd 670 from Rge Rd 232 W to Rge Rd 240	280,301.00	42,716.46	15.24%	237,584.54
RD19001	Victor Lake Rd from NW 358 56 8 W6	1,295,000.00	1,043,839.52	80.61%	251,160.48
RD19002	Roads Block Funding		1,428,543.16		
RD19003	Roads Block Funding		232,498.49		
RD20001	RR205/210 - 8 Mile Road	2 000 000 00	9,850.00	21 1/0/	
RD20002	Roads Block Funding	3,000,000.00	934,752.65	31.16%	2,065,247.35
RD20003 RD20005	Forestry Trunk Road Improvements FTR Pullout KM-44-47	3,000,000.00	665,180.73	22.17% 14.57%	2,334,819.27
RD20005 RD20006	FTR Pullout KM-70-73	175,364.00 357,204.00	25,552.00 0.00	0.00%	149,812.00
RD20008	FTR Pullout KM 86.5	357,204.00 175,364.00	10,243.05	0.00% 5.84%	357,204.00 165,120.95
	TWP 692-Grovedale Industry Road West of 666	1,500,000.00	5,250.00	5.84% 0.35%	1,494,750.00
PV18001	Twp 690 - Rge 65-Hwy 40	1,500,000.00	1,415.00	0.3370	-1,415.00
PV18001 PV20001	FTR SOUTH END-BASE PAVEMENT	10,000,000.00	5,792,914.62	57.93%	4,207,085.38
	ds & Pavings	24,951,834.00	15,588,127.71	<b>62.47%</b>	9,363,706.29
		27,701,004.00	10,000,127.71	02.4770	7,000,700.27

81,126,615.00 41,265,570.64 50.87% 39,861,044.36

AMOUNTS REPORTED AS 2020 ACTUALS ARE PRELIMINARY IN NATURE AS YEAR END PROCEDURES HAVE NOT BEEN COMPLETED AS AT THE REPORTING DATE OF FEBRUARY 10, 2021

Sub-Department	2020 Budget	2020 Actuals	2021 Budget
Revenues			
MD of Greenview			
Total CAO SERVICES	0	12,000	0
Total CONDITIONAL GRANTS	7,137,161	7,425,259	3,511,068
Total GRANTS AND SHARED FUNDING	511,612	1,372,527	197,239
Total INFRASTRUCTURE & PLANNING	0	300,000	0
Total PROTECTIVE SERVICES	0	33,549	0
Total REVENUE - OTHER	4,145,453	7,040,958	6,987,033
Total REVENUE FROM LOCAL TAXES	126,815,523	128,653,208	122,345,976
Total SALE OF MUNICIPAL SERVICES	5,286,957	5,649,702	5,837,359
Total Revenues	143,896,706	150,487,203	138,878,675
Expenses			
MD of Greenview			
Total AGRICULTURAL SERVICES	2,446,155	1,904,283	2,594,128
Total CAO SERVICES	65,250,078	37,635,801	65,244,692
Total COMMUNITY PEACE OFFICER PROGRAM	758,476	316,405	1,019,765
Total COMMUNITY SERVICES	2,695,512	4,344,825	4,453,362
Total COMMUNITY SERVICES GRANT	32,818,500	20,976,533	5,973,000
Total COUNCIL	1,263,869	1,008,334	1,433,482
Total CULTURAL & HISTORICAL BUILDINGS	1,080,920	964,551	638,500
Total ECONOMIC DEVELOPMENT	6,572,597	6,806,909	30,501,449
Total ENVIRONMENTAL SERVICES	5,331,652	4,993,426	5,445,857
Total FACILITY MAINTENANCE	3,328,099	2,608,457	3,223,654
Total FAMILY & COMMUNITY SERVICES	2,001,511	1,379,557	2,054,853
Total GREENVIEW REGIONAL MULTIPLEX	2,637,700	1,833,724	2,702,188
Total INFRASTRUCTURE & PLANNING	5,333,796	5,400,542	6,331,908
Total OPERATIONS	9,035,761	7,524,618	8,610,425
Total PLANNING & DEVELOPMENT	1,158,076	1,083,836	1,305,708
Total PROTECTIVE SERVICES	2,725,866	2,615,699	2,997,499
Total RECREATION ENHANCEMENT PROGRAM	5,121,079	3,851,887	5,001,760
Total ROAD MAINTENANCE & SERVICES	22,757,838	23,016,678	22,205,605
Total Expenses	172,317,485	128,266,064	171,737,835
Net Total	(28,420,779)	22,221,139	(32,859,160)

# **Revenues and Expenses by Department Operating**

Amounts reported as 2020 actuals are preliminary in nature as year end procedures have not been completed as at the reporting date of February 10, 2021. Aleks Nelson CPA,CGA

Date	Chief Administrative Officer Action Log	Responsible Party	NOTES/STATUS
	21 02 09 RC Meeting		
February 9, 2021	MOTION: 21.02.042. Moved by: COUNCILLOR DUANE DIDOW团 That Council direct Administration to draft a bylaw prohibiting the use of firearms and bows within the Hamlet of Grande Cache (Ward 9).	CAO Serv.	In progress
February 9, 2021	MOTION: 21.02.043. Moved by: COUNCILLOR ROXIE CHAPMAN <sup>®</sup> That Council direct Administration to cancel the 2015 to 2020 property taxes, tax arrears and penalties for properties identified on the attached appendix as per section 347 of Municipal Government Act. <sup>®</sup> CARRIED	Corp. Serv.	In progress
February 9, 2021	MOTION: 21.02.044. Moved by: COUNCILLOR TOM BURTONI That Council direct Administration to apply to the Province of Alberta for the Provincial Education Requisition Credit for Uncollected Education Property Taxes and apply for the Designated Industrial Requisition Credit for the Uncollected Designated Industrial Property Requisition on Oil and Gas properties identified in the attached appendix.	Corp. Serv.	Complete
6 February 9, 2021	MOTION: 21.02.049. Moved by: COUNCILLOR DALE GERVAIS <sup>2</sup> That Council repeal Policy AD 27 "Tax Recovery". CARRIED	Corp. Serv.	Complete
February 9, 2021	MOTION: 21.02.058. Moved by: COUNCILLOR TYLER OLSEN® That Council direct Administration to send a letter of support to Nauticol regarding the proposed methanol facility, located in the County of Grande Prairie. CARRIED	Com. Serv.	In progress
	NOTICE OF MOTION Councillor Burton on behalf of Reeve Smith put forward a Notice of Motion to bring forward the criteria of the EOI.	I & P	
	21 01 26 RC Meeting		
January 26, 2021	MOTION: 21.01.020. Moved by: COUNCILLOR TOM BURTON That Council reschedule the February 16, 2021 Committee of the Whole Meeting to a start time of 2:00 pm. CARRIED	CAO Services	Complete
January 26, 2021	MOTION: 21.01.021. Moved by: COUNCILLOR DUANE DIDOW <sup>T</sup> That Council approve funding in the amount of \$246 275.00 and 10% contingency of \$90 460.00 (plus GST) for the implementation and installation of a combined heat and power generation system at the Grande Cache Recreation Centre, with funds to come from contingency reserve. CARRIED	Corp. Serv./Rec. Serv.	In progress
January 26, 2021	MOTION: 21.01.022. Moved by: COUNCILLOR SHAWN ACTONI <sup>7</sup> That Council approve Policy 4023 "Licensing of Undeveloped Road Allowance" as presented. CARRIED	Corp. Services	In progress

January 26, 2021	MOTION: 21.01.023. Moved by: COUNCILLOR WINSTON DELORME That Council direct Administration to bring back to the February 23rd, 2021 Regular Council Meeting, a report on the water wells capped at the Co-ops' and Enterprise's between 2017-2019. CARRIED	۲ 8	In progress
January 26, 2021	MOTION: 21.01.025. Moved by: DEPUTY REEVE BILL SMITH৷퀸 That Council direct Administration to draft a Letter of Support with the County of Grande Prairie to lobby Alberta Transportation to begin construction on Highway 40X Bypass. CARRIED	I & P	Complete
January 26, 2021	MOTION: 21.01.026. Moved by: COUNCILLOR DALE GERVAIS <sup>13</sup> That Council direct Administration to send a letter to Minister of Transportation Ric McIvor cc: Alberta Transportations Peace Regional Director Ryan Konowalyk; County of Grande Prairie, Honorable Travis Toews MLA Grande Prairie-Wapiti; Mr. Martin Long MLA West Yellowhead and Mr. Todd Loewen MLA Central Peace-Notley regarding digital message board to high traffic bridges, intersections, and highway corridors.	۲ & P	Complete
January 26, 2021	MOTION: 21.01.027. Moved by: COUNCILLOR ROXIE CHAPMAN That Council appoint Beverly Plamondon-Street to the MD of Greenview Library Board as a member at large for a one-year term. CARRIED CARRIED	CAO Services	Complete
January 26, 2021		CAO Serv	Complete
January 26, 2021	MOTION: 21.01.029. Moved by: COUNCILLOR TYLER OLSEN <sup>®</sup> That Administration is authorized to open 2 new bank accounts for Greenview operations and to close the existing bank account. CARRIED	Corp. Serv.	Complete
January 26, 2021	MOTION: 21.01.030. Moved by: COUNCILLOR TYLER OLSEN® That Council approve development permit application D20-442 for the placement of a methanol storage tank, on the parcel legally described as NW-34-56-8-W6 Lot 12, Block 38, Plan 0425096 subject to the conditions listed in Appendix 'A'. CARRIED 21 01 19 COTW Meeting	Planning & Dev	Complete
January 19, 2021	MOTION: 21.01.005. Moved by: COUNCILLOR WINSTON DELORME That Committee of the Whole recommend that the Policy Review Committee be amended as follows: -That it be clarified that alternate members may attend Policy Review Committee Meetings. CARRIED	Corp. Services	In progress
	21 01 12 RC Meeting		

January 12, 2021	<b>NOTICE OF MOTION:</b> Reeve Dale Smith requested a Notice of Motion that Administration draft a strongly worded letter to the Manager of the Northern District for Alberta Health Services in efforts to form a more collaborative working relationship between the municipalities and AHS, including but not limited to working on a solution for high-speed internet in our clinic from the hospital's fibre optic source to aid in our doctors having the tools required to conduct business effectively. Please include to cc MLA's the Minister, Susan Smith. Request the Town of Valleyview to send a similar letter as a means of a collective call to action.	Com. Ser	Complete
January 12, 2021	<b>NOTICE OF MOTION:</b> Councillor Winston Delorme requested a Notice of Motion that Administration bring back a report on the water wells that the Municipal District of Greenview capped on the Co-ops and Enterprises between 2017-2019. Administration to bring back a report by end of February.	Q 2 -	In progress
January 12, 2021	MOTION: 21.01.003. Moved by: DEPUTY REEVE BILL SMITH That Council authorize administration to enter into an agreement with the Landry Heights Homeowners Association for the purpose of operating a community park within the municipal reserve located at SE-15-70-6 W6M CARRIED	Rec. Serv.	In progress
January 12, 2021 S	MOTION: 21.01.004. Moved by: COUNCILLOR ROXIE RUTT That Council authorize funding to the grant recipients in the amount of \$637200.62, with funds to come from the Community Service Miscellaneous Grant Budget. CARRIED	Ec. Dev.	Complete
January 12, 2021	MOTION: 21.01.008. Moved by: COUNCILLOR TOM BURTON <sup>®</sup> That Council direct Administration to prepare a detailed report on the proposed new EMS building for the Ambulance Authority in Valleyview, Alberta. CARRIED	Com. Serv.	In progress
January 12, 2021	MOTION: 21.01.010 Moved by: COUNCILLOR WINSTON DELORME <sup>®</sup> That Council direct Administration to enter into a partnership with Woodlands County and Thorhild County for the Alberta Community Partnership Grant (ACP) to fund a "Regional Rural Road Study" project.	- & Р	Complete
January 12, 2021	MOTION: 21.01.011. Moved by: REEVE DALE SMITH <sup>1</sup> That Council direct Administration to update the speed limits where safe to do so within Greenview jurisdictions, as amended. CARRIED	- 8 Р	In Progress
	20 12 21 COTW Meeting		

December 21, 2020	MOTION: 20.12.320. Moved by: COUNCILLOR LES URNESS That Committee of the Whole recommends that Council authorize Administration to explore the option of engaging an independent third part to complete a cost/benefit and needs analysis for Greenview Daycare needs. CARRIED	Ec. Dev.	In progress
	20 12 14 RC Meeting		
December 14, 2020	MOTION: 20.12.621. Moved by: COUNCILLOR DALE GERVAIS <sup>12</sup> That Council schedule a Public Hearing for Bylaw No. 20-859, to be held on January 26, 2021, at 9:15 a.m. for the re-designation of a 4.86 hectare $\pm$ (12.0 acre) parcel from Agricultural Two (A-2) District to Industrial Light (M-1) District within Plan 102 4120 Block 1 Lot 1, SW-05-70-06-W6. CARRIED	Planning & Dev	Complete
December 14, 2020	MOTION: 20.12.625. Moved by: COUNCILLOR TOM BURTON团 That Council schedule a Public Hearing to Bylaw 20-865 to receive public input into the Sturgeon Lake Area Structure Plan to be scheduled on February 9, 2021 in the Council Chambers at 9:15 a.m. CARRIED	Planning & Dev	In Progress
December 14, 2020	MOTION: 20.12.630. Moved by: COUNCILLOR ROXIE RUTT® That Council continue the interim supplementary salary through to April 1, 2021 and review the method of compensation in April 2021. Reeve Dale Smith requested a recorded vote. For: Councillor Dale Gervais, Deputy Reeve Bill Smith, Councillor Tom Burton, Councillor Shawn Acton, Councillor Tyler Olsen, Councillor Winston Delorme, Councillor Dane Didow, Councillor Les Urness. Opposed: Reeve Dale Smith, Councillor Roxie Rutt. Composed: Reeve Dale Smith, Councillor Roxie Rutt.	CAO	Ongoing
December 14, 2020	MOTION: 20.12.636. Moved by: COUNCILLOR TOM BURTON <sup>®</sup> That Council approve the purchase of a fire extinguishing simulator for an amount up to \$24,000.00 with funds to come from 2020 Health and Safety Operations Budget as a reallocation of surplus operating funds for a capital expenditure. CARRIED	Corp. Serv./ H & S	Complete
December 14, 2020	MOTION: 20.12.638. Moved by: COUNCILLOR SHAWN ACTON <sup>®</sup> That Council directs Administration to transfer that portion of the losegun Lake Road held by lease disposition RDS900017 to the Town of Fox Creek for \$1.00, subject to an amended survey plan. CARRIED	Planning & Dev	In Progress

	MOTION: 20.12.640. Moved by: COUNCILLOR DALE GERVAIS® That Council direct Administration to enter Greenview into an agreement with the County of Grande Prairie for the development of a Class B fire training facility, located at 60051 Highway 668, County of Grande Prairie, totalling \$250,000 with funds to come from the Municipal Stimulus Funding Grant Program.		
December 14, 2020	MOTION: 20.12.641. Moved by: COUNCILLOR TOM BURTON <sup>®</sup> That Council defer motion 20.12.640., Fire Training Centre, until more information can be brought forward. CARRIED	CAO Services	Ongoing
December 14, 2020	MOTION: 20.12.642. Moved by: COUNCILLOR SHAWN ACTON That Council approve Policy 4023 "Licensing of Undeveloped Road Allowance" as presented. MOTION: 20.12.643. Moved by: DEPUTY REEVE BILL SMITH®	l & P/Leg Serv	In Progress
December 14, 2020	MOTION: 20.12.646. Moved by: COUNCILLOR SHAWN ACTON뢰 That Council host a Sporting Clay Shoot on September 9, 2021. CARRIED	CAO Services	Ongoing
298	20 11 23 RC Meeting		
November 23, 2020	NOTICE OF MOTION Councillor Shawn Acton put forward a Notice of Motion for Administration to contact Alberta Transportation to clarify cost of scale house on highway 40 and bring back for information.	CAO	Complete
	20 11 09 RC Meeting		
November 9, 2020	MOTION: 20.11.575. Moved by: COUNCILLOR LES URNESS <sup>1</sup> That Council approve the sale and consolidation of 1.05 hectare ± within Road Plan 2761 PX lying west of NW-9-69-21-W5 as shown on Schedule 'A' hereto, to Arne Sigfred Johnson and Merle Alice Johnson, for a total price of \$2,520.00 plus GST, plus all associated survey and transfer costs, subject to Ministerial approval.	Planning & Dev	Waiting on Land Titles
November 9, 2020	MOTION: 20.11.576. Moved by: COUNCILLOR DALE GERVAIS <sup>12</sup> That Council authorize Administration to enter into a Lease Agreement with TELUS for the installation of a communication structure in the Hamlet of Grande Cache. ØARRIED	Planning & Dev	In Progress
November 9, 2020	MOTION: 20.11.577. Moved by: COUNCILLOR TYLER OLSEN <sup>®</sup> That Council direct Administration to sell one Tax Forfeiture property at fair market value by listing the property for \$7,500. with a realtor in Grande Cache. This lot is identified as Plan 0728033 Block 12, Tax Roll 26163012. ØARRIED	Corp Serv	Contract has been signed with 2% Realty in GC. 2 offers have been received; both have been rejected as they are below the MV of the parcel.
November 9, 2020	MOTION: 20.11.578. Moved by: COUNCILLOR TYLER OLSEN <sup>®</sup> That Council approve the application for Property Tax Exemption for the 2020 taxation year for Tax Roll 1038000 and 1074000. BARRIED	Corp Serv	Complete See MOTION: 20.12.634.

November 9, 2020	MUTION: 20.11.5 /9. Moved by: CUUNCILLOR SHAWN ACLOUR That Council approve the application for Property Tax Exemption for the 2020 taxation year for Tax Roll 823000. ØARRIED	Corp Serv	Complete See MOTION: 20.12.631.
November 9, 2020	MOTION: 20.11.589. Moved by: COUNCILLOR WINSTON DELORMI That Council authorize Administration to enter into an agreement with the Grande Prairie Youth Emergency Shelter in the amount of \$500,000.00 for the construction of a new youth emergency shelter in Grande Prairie, Alberta, contingent on the security of the balance of the funding for the project, with funds to come from the 2021 Community Service Budget.	Corp Serv	In progress, included in the 2021 Operating Budget
	20 10 26 RC Meeting		
October 26, 2020	MOTION: 20.10.565. Moved by: COUNCILLOR DUANE DIDOW That Council authorize Administration to enter into a Mutual Aid Fire Control Plan Agreement for a three-year term (2020-2023) between the Department of Agriculture and Forestry and Greenview as amended.		Ongoing
	20 10 13 RC MEETING		
October 13, 2020	MOTION: 20.10.479. Moved by: COUNCILLOR SHAWN ACTON That Council approve the sale and consolidation of approximately 1.618 hectare ± of the undeveloped road allowance lying between NW-19-72-20-W5 and NE-24-72-21-W5 as shown on Schedule 'A' hereto, to John Pozniak, for a total price of \$2,929.58 plus G5T, plus all associated survey and transfer costs, subject to Ministerial approval and third reading of Bylaw 20-856.	Planning & Dev	Ongoing
0 October 13, 2020	MOTION: 20.10.484. Moved by: COUNCILLOR ROXIE RUTT That Council direct Administration to become accredited under the Alberta Safety Codes Act – Fire Discipline. ØARRIED	Prot. Serv	Complete
	20 09 28 RC Meeting		
September 28, 2020	MOTION: 20.09.465. Moved by: COUNCILLOR DUANE DIDOW That Council direct Administration to submit an application for a Administrative Municipal Intern under the 2021 Municipal Internship Program offered through Municipal Affairs.	CAO Serv	Application Submitted
	20 09 21 COTW Meeting		

September 21, 2020	MOTION: 20.09.279. Moved by: COUNCILLOR DALE GERVAIS That Committee of the Whole recommend that Administration bring back Policy 1502 to the Policy Review Committee. ØARRIED	CAO Serv	In Progress
	20 09 14 RC Meeting		
September 14, 2020	MOTION: 20.09.441. Moved by: COUNCILLOR DALE GERVAIS That Council authorize the demolition of the W.D. Stevenson Medical Clinic to an upset limit of \$113,500.00, equal to fifty percent (50%), in partnership with the Town of Valleyview, funds to come from Contingency Reserve if required.	Comm. Serv/Corp. Serv/I&P	Ongoing
	RC Meeting July 13,	3, 2020	
	20 06 22 RC Meeting		
June 22, 2020	<b>NOTICE OF MOTION</b> : Councillor Acton put forward a notice of motion that Council direct Administration to provide a report stating option requesting compensation for those who purposely damage or alter Greenview Roads and ditch infrastructure.	I&P and CAO Services	Ongoing
	20 05 25 RC Meeting		
May 25, 2020	MOTION: 20.05.306. Moved by: COUNCILLOR TOM BURTON That Council approve the sale and consolidation of approximately 0.719 hectare ± within Road Plan 0421800 lying south of SE-09-72-01-W6 as shown on Schedule 'A' hereto, to Darel Gene Klassen and Paulie Sarah Kern, for a total price of \$1,800.00 plus GST, plus all associated survey and transfer costs, subject to Ministerial approval and third reading of Bylaw 20-840. CARRIED	Planning & Dev	Waiting on Land Titles
	20 02 18 COTW Meeting		
February 18, 2020	MOTION: 20.02.20. Moved by: COUNCILLOR DALE GERVAIS That Committee of the Whole recommend to Council to hold a Joint Council meeting with the Town of Fox Creek as soon as possible regarding annexation. CARRIED	CAO Services	In Progress Due to Covid
	20 01 27 RC Meeting		
January 27, 2020	MOTION: 20.01.57. Moved by: COUNCILLOR DALE GERVAIS That Council direct administration to bring back an amendment to the Land Use Bylaw to allow RV Sani- Dumps in recreational district permitted use. CARRIED	I &P and P&D/Leg Serv	Ongoing
	20 01 13 RC Meeting	-	
January 13, 2020	MOTION: 20.01.13. Moved by: COUNCILLOR DALE GERVAIS That Council direct Administration to enter into a Road Lease/License Agreement with Deep Valley Power Systems Ltd. on the west side of SW-22-68-22-W5. CARRIED	<u>କ</u> ଅ	Ongoing
	19 06 10 RC Meeting		

June 10, 2019	MOTION: 19.06.445. Moved by: COUNCILLOR BILL SMITH That Council directs Administration to seek a panel to do a Council Compensation review prior to October 2021. CARRIED	CAO	In Progress
	18 12 10 RC Meeting		
December 10, 2018	MOTION: 18.12.719. Moved by: REEVE DALE GERVAIS That Council as a whole engage a third party to conduct the annual Council Self-Appraisal to occur in early 2019. CARRIED	Council	
	18 10 09 RC Meeting	eting	
	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	1 & P	In Progress- Application submitted to Public Lands through Beairsto Anticipated completion date 2020+
Oct. 9, 2018	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		