



MUNICIPAL DISTRICT OF GREENVIEW No. 16

REGULAR COUNCIL MEETING AGENDA

September 28, 2021

9:00 AM

Administration Building
Valleyview, AB

#1	CALL TO ORDER	
#2	ADOPTION OF AGENDA	
#3	MINUTES	
	3.1 Regular Council Meeting Minutes held September 14, 2021.	3
	3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	
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#5	DELEGATION	
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	9.1 Disclosure Harmful to Business Interests of a Third Party (Section 16, FOIP)	
	9.2 Disclosure Harmful to Personal Privacy (Section 17, FOIP)	
#10	MEMBERS REPORTS/EXPENSE CLAIMS	343
	<ul style="list-style-type: none"> • Ward 1 • Ward 2 • Ward 4 • Ward 5 • Ward 6 • Ward 7 • Ward 9 	
#11	ADJOURNMENT	

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Greenview Administration Building,
Valleyview, Alberta on Tuesday, September 14, 2021

#1
CALL TO ORDER
PRESENT

Reeve Dale Smith called the meeting to order at 9:02 a.m.

Ward 5	Reeve Dale Smith
Ward 8	Deputy Reeve Bill Smith
Ward 1	Councillor Winston Delorme
Ward 2	Councillor Dale Gervais
Ward 3	Councillor Les Urness
Ward 4	Councillor Shawn Acton
Ward 6	Councillor Tom Burton
Ward 7	Councillor Roxie Chapman
Ward 9	Councillor Duane Didow
Ward 9	Councillor Tyler Olsen

ATTENDING

Interim Chief Administrative Officer	Stacey Wabick
Director, Infrastructure and Planning	Roger Autio
Director, Corporate Services	Ed Kaemingh
Interim Director, Community Services	Dennis Mueller
Chief Financial Officer	Aleks Nelson (Virtual)
Communications and Marketing Manager	Stacey Sevilla
Recording Secretary	Wendy Holscher

ABSENT

#2
AGENDA

MOTION: 21.09.436 Moved by: COUNCILLOR SHAWN ACTON
That Council adopt the September 14, 2021, Regular Council Meeting
Agenda as amended

- 9.2 Privileged Information (Section 19, FOIP)
- 9.3 Privileged Information (Section 19, FOIP)
- Remove Agenda Item 7.11 Wheatland County Request

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow,
Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor
Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

Councillor Urness exited the Meeting at 9:06 a.m.

**#3
MINUTES**

MOTION: 21.09.437 Moved by: COUNCILLOR TOM BURTON
That Council adopt the minutes of the Regular Council Meeting held on Tuesday, August 24, 2021, as amended.

- Members Business Correction (Dino Museum should read Philip J. Currie Dinosaur Museum)
- Members Business Pleasant View Lodge instead of High Prairie Lodge

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton
Absent: Councillor Urness

CARRIED

Councillor Urness returned to the meeting at 9:08 a.m.

**#3.2
BUSINESS ARISING
FROM THE MINUTES**

3.2 BUSINESS ARISING FROM MINUTES

- no business arising.

**BYLAW 21-884 THIRD
READING**

6.1 BYLAW 21-884 POLICY REVIEW COMMITTEE

MOTION: 21.09.438 Moved by: COUNCILLOR WINSTON DELORME
That Council give third reading to Bylaw 21-884 "Policy Review Committee."

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**BYLAW 21-885 THIRD
READING**

6.2 BYLAW NO. 21-885 COMMITTEE OF THE WHOLE

MOTION: 21.09.439 Moved by: COUNCILLOR DUANE DIDOW
That Council give third reading to Bylaw 21-885 "Committee of the Whole."

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**BYLAW 21-892 FIRST
READING**

6.3 BYLAW 21-892 PROCEDURAL BYLAW AMENDMENT

MOTION: 21.09.440 Moved by: COUNCILLOR ROXIE CHAPMAN
That Council give first reading to Bylaw 21-892 "Procedural Bylaw Amendment."

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

#4 PUBLIC HEARING

4.0 PUBLIC HEARING

4.1 BYLAW 21-879

Chair Dale Smith opened the Public Hearing regarding Bylaw 21-879 at 9:22 a.m.

IN ATTENDANCE

Development Officer - Leona Dixon
Applicant - Michael Brochu
Representative for Applicant - Baily Lapp, Beairsto & Associates (virtual)

**REFERRAL AGENCY &
ADJACENT
LANDOWNER
COMMENTS**

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

**APPLICANT
BACKGROUND
INFORMATION**

The application for land use amendment A21-001 has been submitted by Beairsto & Associates Engineering on behalf of the landowner, Michael and Lynelle Brochu, to redesignate a 4.44-hectare (10.98-acre) ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-28-70-22-W5, in the Valleyview area, Ward 3.

The re-designation would allow for the subsequent subdivision of the existing yard site, which includes a residence, ancillary buildings, dugout and all services including an open discharge sewage system. To accommodate the setback requirements for the existing open discharge sewage system, approximately 2.02- hectare (5.0-acre) ± of land classified as better agricultural lands, having a Farmland Assessment Rating of 42.6%, has been included in the parcel. The proposed lot extends to the south to include a second approach and at 4.44-hectare, would require a variance of the 4.0-hectare maximum size allowed in the Country Residential One (CR-1) District of the Land Use Bylaw. As well, to allow two approaches on the proposed lot in accordance with Greenview's Road Accesses Approach Policy 4010, Council approval must be granted.

**QUESTIONS FROM
COUNCIL**

The Chair called for any questions from Council.
Hearing None

IN FAVOUR

The Chair requested that anyone in favour of the application come forward.
Hearing None

OPPOSED

The Chair requested that anyone opposed of the application come forward.
Hearing None

QUESTIONS FROM THE APPLICANT OR PRESENTER	The Chair called for any questions from the Applicant or those that had spoke in favour or against the application.
FAIR & IMPARTIAL HEARING	The Chair asked the Applicant if they had a fair and impartial hearing. Applicant responds affirmatively.
CLOSING BYLAW	Chair Dale Smith closed the Public Hearing regarding Bylaw 21-879 at 9:35 a.m.
	4.2 BYLAW 21-880 Chair Dale Smith opened the Public Hearing regarding Bylaw 21-880 at 9:35 a.m.
IN ATTENDANCE	Development Officer – Leona Dixon Applicant – Edward Zenner
REFERRAL AGENCY & ADJACENT LANDOWNER COMMENTS	Development Officer, Leona Dixon, provided a summary of the responses from referral agencies and adjacent landowners. <ul style="list-style-type: none">- Landowner has a concern with dogs on adjacent acreages, and fireworks due to owning cattle. The existing approach is 100m from top of the hill and is a blind approach. They are concerned it is not a safe location. Concerned about additional traffic on the road.
APPLICANT BACKGROUND INFORMATION	<p>The application for land use amendment A21-002 has been submitted by Edward and Paula Zenner, to redesignate a 4.04-hectare (9.98-acre) ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-09-71-25-W5, in the Crooked Creek area, Ward 7.</p> <p>The re-designation would allow for the subsequent subdivision of a vacant lot for future residential purposes. The landowner has indicated the preferred building site to be located on a knoll just south of the trees and roughly 200-metre west of the road. The cultivated area included in the proposal consists of approximately half of the proposed lot and is classified as better agricultural lands by Greenview’s definition in the Municipal Development Plan (MDP), having a Farmland Assessment Rating (FAR) of 33.0% with the treed area having a rating of 6%. Greenview’s MDP provides that land considered to be Better Agricultural Land, does not qualify to be rezoned for subdivision of residential lots except in the case of a first parcel out or a farmstead separation.</p>
QUESTIONS FROM COUNCIL	The Chair called for any questions from Council.

Councillor Smith asks if there is still another access to the quarter.
Applicant responds affirmatively.
Reeve Smith asked if we have a technical version of doing sight lines and speed limits for new driveways.
Director, Roger Autio, responds with the process.

IN FAVOUR

The Chair requested that anyone in favour of the application come forward.
Hearing None

OPPOSED

The Chair requested that anyone opposed of the application come forward.
Hearing None

**QUESTIONS FROM THE
APPLICANT OR
PRESENTER**

The Chair called for any questions form the Applicant or those that had spoke in favour or against the application.

**FAIR & IMPARTIAL
HEARING**

The Chair asked the Applicant if they had a fair and impartial hearing.
The applicant responds affirmatively.

CLOSING BYLAW

Chair Dale Smith closed the Public Hearing regarding Bylaw 21-880 at 9:46 a.m.

#5 DELEGATIONS

5.0 DELEGATIONS

There were no Delegations presented.

**#6
BYLAWS**

6.0 BYLAWS

**BYLAW 21-881 FIRST
READING**

**6.4 BYLAW NO. 21-881 RE-DESIGNATE FROM AGRICULTURAL ONE (A-1)
DISTRICT TO COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT**

MOTION: 21.09.441 Moved by: COUNCILLOR LES URNESS

That Council give First Reading to Bylaw No. 21-881, to re-designate a 4.0-hectare ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within SW-18-69-06-W6.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**6.5 BYLAW NO. 21-882 RE-DESIGNATE FROM AGRICULTURAL ONE (A-1)
DISTRICT TO INSTITUTIONAL (INS) DISTRICT**

**BYLAW 21-882 FIRST
READING**

MOTION: 21.09.442 Moved by: DEPUTY REEVE BILL SMITH

That Council give First Reading to Bylaw No. 21-882, to re-designate a 0.4-hectare (1.0-acre) ± area from Agricultural One (A-1) District to Institutional (INS) District within SW-21-69-6-W6.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

#7 NEW BUSINESS

7.0 NEW BUSINESS

7.1 RIVER TOP CRUSHING

RIVER TOP CRUSHING

MOTION: 21.09.443 Moved by: COUNCILLOR TYLER OLSEN

That Council accept TerraShift Engineering's proposal for 2021 gravel crushing at the River Top Sand & Gravel Pit in the amount of \$395,440.00 with funding to come from Operations' Road Maintenance Budget.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

Reeve Smith recesses the meeting at 10:11 a.m.

Reeve Smith reconvenes the meeting at 10:22 a.m.

7.2 ATHABASCA CRUSHING

**ATHABASCA GRAVEL
CRUSHING**

MOTION: 21.09.444 Moved by: COUNCILLOR ROXIE CHAPMAN

That Council award the 2021 crushing tender for the Athabasca 3 Gravel Pit to R Bee Aggregate Consulting Ltd in the amount of \$769,000.00 with funding to come from Operations 2021 Road Maintenance Budget.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**DEBOLT OPERATIONS
BUILDING EXTENSION**

7.3 DEBOLT OPERATIONS BUILDING EXTENSION

MOTION: 21.09.445 Moved by: COUNCILLOR TOM BURTON

That Council direct Administration to terminate the remaining portion of the tender awarded to Quattro Homes, that relates to the Operations Building Addition at the Public Services Building, in DeBolt, AB.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**RMA HOSPITALITY
SUITE**

7.4 2021 RMA HOSPITALITY SUITE

MOTION: 21.09.446 Moved by: COUNCILLOR WINSTON DELORME

That Council direct Administration to plan a hospitality suite during the 2021 RMA Fall Convention with a budget of \$15,000.00 and funds to come from Councils Hospitality Budget.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**COUNCIL
COMPENSATION**

7.5 COUNCIL COMPENSATION

MOTION: 21.09.447 Moved by: COUNCILLOR DALE GERVAIS

That Council accept "Council Compensation Review Final Report and Recommendations 2021" for information as presented.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

POLICY 1008

MOTION: 21.09.448 Moved by: COUNCILLOR DALE GERVAIS

That Council direct Administration to bring back a Council Remuneration policy 1008 that reflects a 75th percentile compensation scale for Council.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

COTW OCT 19

7.6 COMMITTEE OF THE WHOLE MEETING OCTOBER 19, 2021

MOTION: 21.09.449 Moved by: COUNCILLOR TOM BURTON

That Council cancel the Committee of the Whole meeting scheduled for October 19, 2021.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

BEAVER HARVEST PROGRAM

7.7 BEAVER HARVEST PROGRAM

MOTION: 21.09.450 Moved by: COUNCILLOR DALE GERVAIS

That Council discontinue the Beaver Harvest Incentive Program effective January 1, 2022.

For: Councillor Urness

Against: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

DEFEATED

GIG LOGO

7.8 GREENVIEW INDUSTRIAL GATEWAY LOGO AND STYLE GUIDE

MOTION: 21.09.451 Moved by: COUNCILLOR WINSTON DELORME

That Council approves the Greenview Industrial Gateway logo and style guide presented in Schedule A.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

SEPT. 30 STAT

7.9 NATIONAL DAY FOR TRUTH AND RECONCILIATION

MOTION: 21.09.452 Moved by: COUNCILLOR TYLER OLSEN

To observe September 30th as a general holiday in recognition of the importance of Truth and Reconciliation.

Against: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

DEFEATED

MOTION: 21.09.453 Moved by: COUNCILLOR TOM BURTON
That Council direct Administration to recognize Truth and Reconciliation Day, September 30, by providing educational resources to Staff and Public.
For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton
CARRIED

TAX ARREARS

7.10 TAX ARREARS & PENALTIES PROPOSED PAYMENT PLAN

MOTION: 21.09.454 Moved by: COUNCILLOR TOM BURTON
That Council take no action on the proposed payment plan from i3 Energy Canada Ltd to waive 2018, 2019, 2020 penalties and reduce 2018 and 2019 tax levies by 50%.
For: Deputy Reeve Bill Smith, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton
Against: Reeve Dale Smith, Councillor Didow
CARRIED

WHEATLAND COUNTY

7.11 REQUEST FROM WHEATLAND COUNTY

Removed from Agenda

COVID DISCUSSION

7.12 COVID DISCUSSION

MOTION: 21.09.455 Moved by: COUNCILLOR DUANE DIDOW
That Council accept the discussion regarding Greenview's organizational approach to mitigating the impact of COVID-19 on the operations of the municipality for information, as presented.
For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton
CARRIED

Reeve Smith recessed the meeting at 12:05 P.M.
Reeve Smith reconvened the meeting at 1:02 P.M.

CLOSED SESSION

MOTION: 21.09.456 Moved by: COUNCILLOR TYLER OLSEN

That the meeting go to Closed Session, at 1:02 p.m. pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the Closed Session.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

9.1 ADVICE FROM OFFICIALS (SECTION 24, FOIP)

9.2 PRIVILEGED INFORMATION (SECTION 19, FOIP)

9.3 PRIVILEGED INFORMATION (SECTION 19, FOIP)

OPEN SESSION

MOTION: 21.09.457 Moved by: COUNCILLOR SHAWN ACTON

That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come into Open Session at 2:00 p.m.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

RMRF

MOTION: 21.09.458 Moved by: COUNCILLOR WINSTON DELORME

That Council direct Interim CAO, Stacey Wabick, to engage RMRF for the purpose of providing instruction in the matter of Denise Thompson.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

7.12 COVID DISCUSSION (TRANSMISSIBLE ILLNESS)

TRANSMISSIBLE ILLNESS

MOTION: 21.09.459 Moved by: REEVE DALE SMITH

That Council direct Administration to develop a Transmissible Illness policy to help reduce the spread of illness to others in the workplace as it relates to Administration and Council.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

CO2 MANAGEMENT

7.13 CARBON SEQUESTRATION MANAGEMENT PLAN

MOTION: 21.09.460 Moved by: COUNCILLOR SHAWN ACTON

That Council authorize Administration to proceed with McDaniels & Associates Consultants Ltd., Calgary, Alberta to prepare a Carbon Sequestration Management Report for an upset limit of \$35,000.00, with funds to come from Economic Development.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Burton, Councillor Acton

Against: Councillor Gervais, Councillor Chapman

CARRIED

**GIG STAKEHOLDER
EVENT**

7.14 GREENVIEW INDUSTRIAL GATEWAY STAKEHOLDER EVENT

MOTION: 21.09.461 Moved by: COUNCILLOR TOM BURTON

That Council authorize Administration to proceed with a Greenview Industrial Gateway Stakeholder Event, November 10th, 2021, Evergreen Park, Grande Prairie, Alberta., with an upset limit of \$50,000.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

GIG STRAT PLAN

7.15 GREENVIEW INDUSTRIAL GATEWAY STRATEGIC BUSINESS PLAN

MOTION: 21.09.462 Moved by: COUNCILLOR DUANE DIDOW

That Council adopt the Greenview Industrial Gateway Strategic Business Plan as presented.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

MANAGERS REPORTS

7.16 MANAGERS REPORTS

MOTION: 21.09.463 Moved by: DEPUTY REEVE BILL SMITH

That Council accept the Managers Reports for information, as presented.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**#8
NOTICE OF MOTION**

8.0 NOTICE OF MOTION

Dale Gervais put forth a notice of motion that Administration bring back a report on the 2021 Clay Shoot and prospective dates for the 2022 Clay Shoot.

**#10
MEMBER REPORTS &
EXPENSE CLAIMS**

10.0 MEMBERS BUSINESS

WARD 1

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

- August 24, 2021 Regular Council Meeting
- Valleyview Ratepayer BBQ
- Greenview Industrial Gateway Committee Meeting
- Clay Shoot for Charity
- Government of Alberta Engagement Session

WARD 2

COUNCILLOR DALE GERVAIS updated Council on recent activities, which include;

- August 24, 2021, Regular Council Meeting
- DeBolt Ratepayer BBQ
- Greenview Industrial Gateway Committee Meeting
- Clay Shoot for Charity

WARD 3

COUNCILLOR LES URNESS updated Council on recent activities, which include;

- Valleyview Ratepayer BBQ
- August 24, 2021, Regular Council Meeting
- Greenview Industrial Gateway Committee Meeting

WARD 4

COUNCILLOR SHAWN ACTON updated Council on recent activities, which include;

- Valleyview Ratepayer BBQ
- August 24, 2021, Regular Council Meeting
- Greenview Industrial Gateway Committee Meeting
- Clay Shoot for Charity
- PREDA

WARD 5

REEVE DALE SMITH updated Council on recent activities, which include;

- DeBolt Ratepayer BBQ
- August 24, 2021, Regular Council Meeting
- Valleyview Ratepayer BBQ

- August 25, Agricultural Services Board Meeting
- SARDA Board meeting
- Greenview Industrial Gateway Meeting
- Heart River Housing Budget Meeting
- Grande Prairie Art Gallery Media Release
- Clay Shoot for Charity
- Telephone Call with Minister Toews regarding GIG

WARD 6

COUNCILLOR TOM BURTON updated Council on recent activities, which include;

- August 24, 2021, Regular Council Meeting
- DeBolt Ratepayer BBQ
- Grande Prairie Regional Tourism Association Meeting
- MD of Greenview Library Board Meeting
- Valleyview Ratepayers BBQ

WARD 7

COUNCILLOR ROXIE CHAPMAN updated Council on recent activities, which include;

- August 24, 2021, Regular Council Meeting
- Crooked Creek Rec. Club Meeting

WARD 8

DEPUTY REEVE BILL SMITH updated Council on recent activities, which include;

- August 24, 2021, Regular Council Meeting
- August 25, Agricultural Services Board Meeting
- Greenview Industrial Gateway Committee Meeting
- Community Futures Grande Prairie & Region Meeting
- Nose Creek/Shuttler Flats Tour

WARD 9

COUNCILLOR DUANE DIDOW updated Council on recent activities, which include;

- August 24, 2021, Regular Council Meeting
- DeBolt Ratepayers BBQ
- Government of Alberta Engagement Session
- Greenview Industrial Gateway Committee Meeting
- FCSSAA Board Meeting
- Foothills Forest Products Grande Cache Meeting

WARD 9

COUNCILLOR TYLER OLSEN updated Council on recent activities, which include;

- August 24, 2021, Regular Council Meeting
- Greenview Industrial Gateway Committee Meeting

MEMBERS BUSINESS

MOTION: 21.09.464 Moved by: COUNCILLOR TOM BURTON

That Council accept the Members Business reports for information as presented.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

**#11
ADJOURNMENT**

11.0 ADJOURNMENT

MOTION: 21.09.465 Moved by: COUNCILLOR ROXIE CHAPMAN

That Council adjourn this Regular Council Meeting at 3:25 p.m.

For: Reeve Dale Smith, Deputy Reeve Bill Smith, Councillor Didow, Councillor Delorme, Councillor Urness, Councillor Olsen, Councillor Chapman, Councillor Gervais, Councillor Burton, Councillor Acton

CARRIED

CHIEF ADMINISTRATIVE OFFICER

CHAIR



September 28, 2021 Bylaw No. 21-890 Public Hearing Background Information

PROPOSAL:

The application for land use amendment A21-005 has been submitted by MD of Greenview No. 16, to redesignate Lots 26W, Block 29, Plan 772 2953 (Lot 26W) and Lot 123W, Block 26, Plan 772 2953 (Lot 123W) from Urban Reserve (UR-1) District to Grande Cache Single Detached Residential (R-1C) District within the Hamlet of Grande Cache, Ward 9 (see Schedule 'A' maps attached).

BACKGROUND AND DISCUSSION:

The re-designation would allow for both encroaching landowners to purchase and consolidate Lot 26W with Lot 27, Block 29, Plan 772 2953, and Lot 123W with Lot 124, Block 26, Plan 772 2943, bringing both lots into compliance with Grande Cache Land Use Bylaw 799. Both landowners have indicated that they wish to purchase the UR-1 lots.

Complaints were received from landowners regarding development that appeared to be encroaching onto public property on Lots 26W and Lot 123W. Encroachments were confirmed through the survey dated September 24, 2018, and the survey revealed the following:

- Plan 772 2953, Block 29, Lot 27 encroaches onto public walkway Lot 26W by a fence that blocks public access to the walkway. As well, the garage does not meet the required side yard setback of 1.2m (4.0 ft.) and the asphalt driveway encroaches onto the entire public walkway. However, this is considered a legal non-conforming building.
- Plan 772 2953, Block 26, Lot 124 encroaches onto public walkway Lot 123W by a fence that blocks the public access to the walkway.
- Plan 772 2953, Block 29, Lots 37 & 39 are compliant.

On May 25, 2021, options were presented to Council and motion 21.05.275 was made to solve the encroachment issues.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT:

On July 15, 2021, encroachment letters were sent to the landowners notifying them of the issue, providing options, and requesting them to contact the Planning & Development department to discuss.

On August 26, 2021, a copy of the application was circulated to Greenview's internal department. No concerns were received.


On August 27, 2021, a copy of the application was circulated to the following referral agencies: Alberta Energy Regulator, Alberta Environment and Parks – Water Approvals, Alberta Environment and Parks – Jack McNaughton, Alberta Environment and Parks – Marsha Trites-Russel, Alberta Municipal Affairs – David Dobson, and Telus. No concerns were received.

On August 30, 2021, a copy of the application and notice of the Public Hearing was circulated to adjacent landowners and provided an equal opportunity to purchase the lands with a response date of September 13, 2021. No concerns or response have been received. The Public Hearing was advertised on Greenview's website and social media sites in accordance with the Advertising Bylaw, with no concerns received.

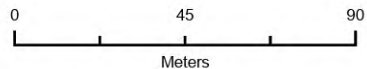


Proposed Land Use Amendment

Hamlet of Grande Cache:
Leonard St. & Manning Crescent

 Proposed Amendment

30cm Imagery, 2016



Produced: August, 2021 **Projection:** UTM Zone 11N NAD 83

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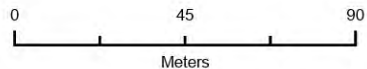
Proposed Land Use Amendment

Hamlet of Grande Cache:
Leonard St. & Manning Crescent

 Proposed Amendment

Zoning Type

-  Single Detached Residential (R-1C)
-  Direct Control Residential (DC-R(VI))
-  Direct Control (DC)
-  Public and Private Services (PPS)
-  Urban Reserve (UR-1)

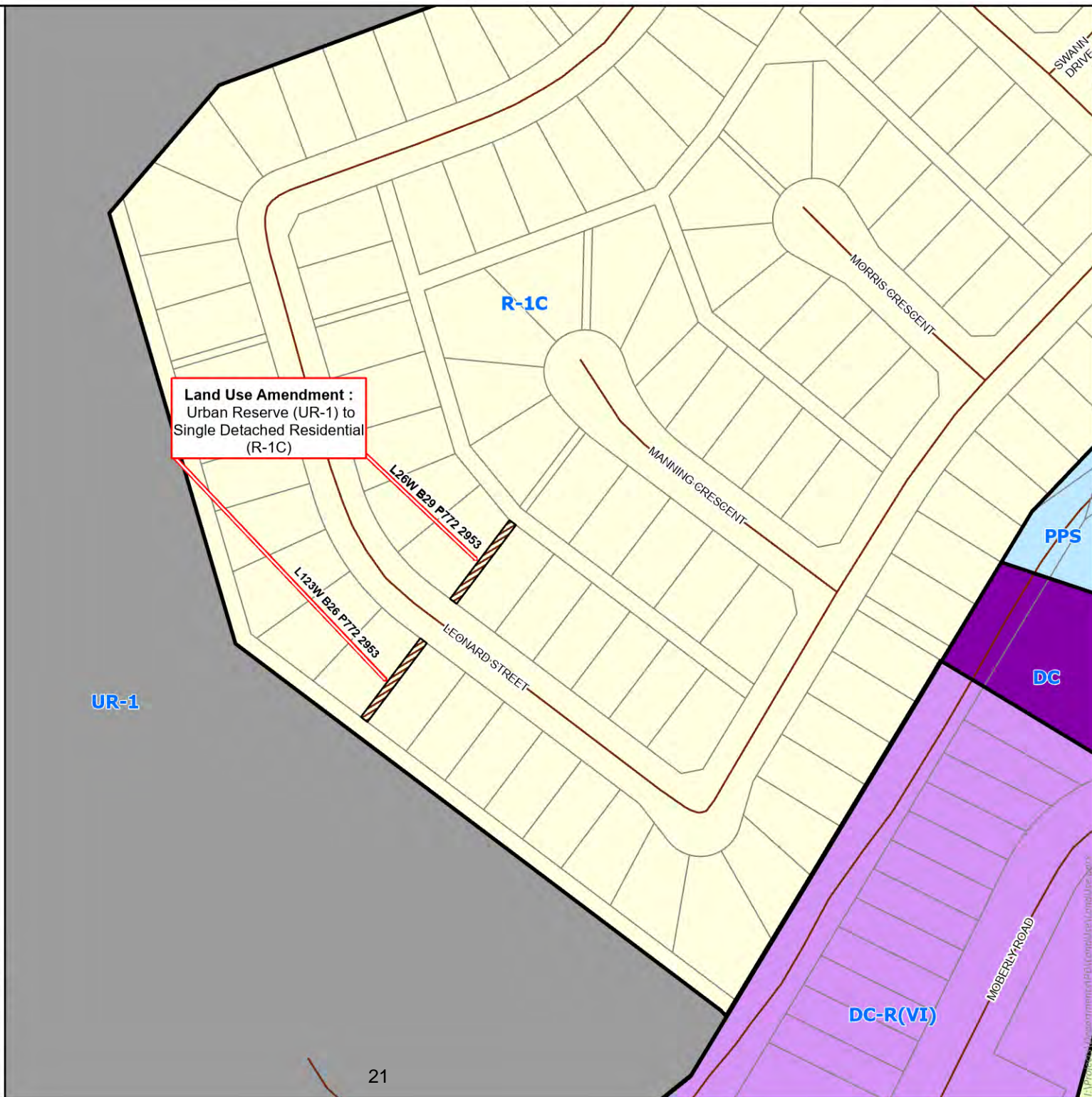


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September 28, 2021
Bylaw No. 21-891 Public Hearing
Background Information

PROPOSAL:

The application for land use amendment A21-006 has been submitted by MD of Greenview No. 16, to redesignate the lands described in Schedule 'A' hereto from Urban Reserve (UR-1) District to Manufactured Home Subdivision (R-MHS-V1) District. The lands are in the Mawdsley subdivision within the Hamlet of Grande Cache, Ward 9 (see Schedule 'A' maps attached).

BACKGROUND AND DISCUSSION:

The re-designation would allow for encroaching landowners to purchase and consolidate the 3.5 m width lot adjacent to them, bringing lots into compliance with Grande Cache Land Use Bylaw 799. Several landowners have indicated that they wish to purchase the UR-1 lots.

When the subdivision, commonly known as Phase 6, was being developed in 1997, there was 10 m wide strip of land between two rows of residential lots and was designated to be an MR. In 2008, Council passed Bylaw 677 to dispose of 3.5 m wide strip of land and make those portions available to the adjacent property owners to purchase and consolidate with their residential lots. This would make the adjacent residential lots bigger and reduce the MR to a 3.0 m strip of land.

In 2009, the strip was subdivided, and the proposed subdivision application stated the reason for the subdivision was *"The 10m wide MR strip was considered excessive and beyond that is normally required to provide for pedestrian and other access and to provide separation between two rows of lots both which consist of low-density residential lots."* Some property owners have purchased the 3.5 m strip and consolidated with their lot, but many have not.

On May 25, 2021, options were presented to Council and motion 21.05.274 was made to solve the encroachment issues by offering the 3.5 m wide strip to adjacent landowners.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT:

On July 15, 2021, encroachment letters were sent to the landowners notifying them of the issue, providing options, and requesting them to contact the Planning & Development department to discuss.

On August 27, 2021, a copy of the application was circulated to Greenview's internal department. No concerns were received.

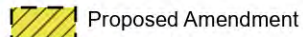
On August 27, 2021, a copy of the application was circulated to the following referral agencies: Alberta Energy Regulator, Alberta Environment and Parks – Water Approvals, Alberta Environment and Parks – Jack McNaughton, Alberta Municipal Affairs – David Dobson, Alta Gas Utilities, Grand Yellowhead School Division, and Telus. No concerns were received.

On August 30, 2021, a copy of the application and notice of the Public Hearing was circulated to adjacent landowners and provided an equal opportunity to purchase the lands with a response date of September 13, 2021. No concerns or response have been received. The Public Hearing was advertised on Greenview's website and social media sites in accordance with the Advertising Bylaw, with no concerns received.



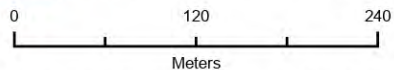
Proposed Land Use Amendment

Hamlet of Grande Cache:
Mawdsley Crescent



Zoning Type

- Urban Reserve (UR-2)
- Manufactured Home Subdivision VI
- Urban Reserve (UR-1)
- Two Unit Residential (R-2)
- Medium/High Density Residential (R-4)
- Medium Density Residential (R-3)
- Single Detached Residential (R-1B)
- Single Detached Residential (R-1A)
- Neighborhood Commercial (C4)
- Single Detached Residential (R-1C)
- Direct Control Residential (DC-R(VI))
- Direct Control (DC)
- Parks and Open Space (POS)
- Public and Private Services (PPS)

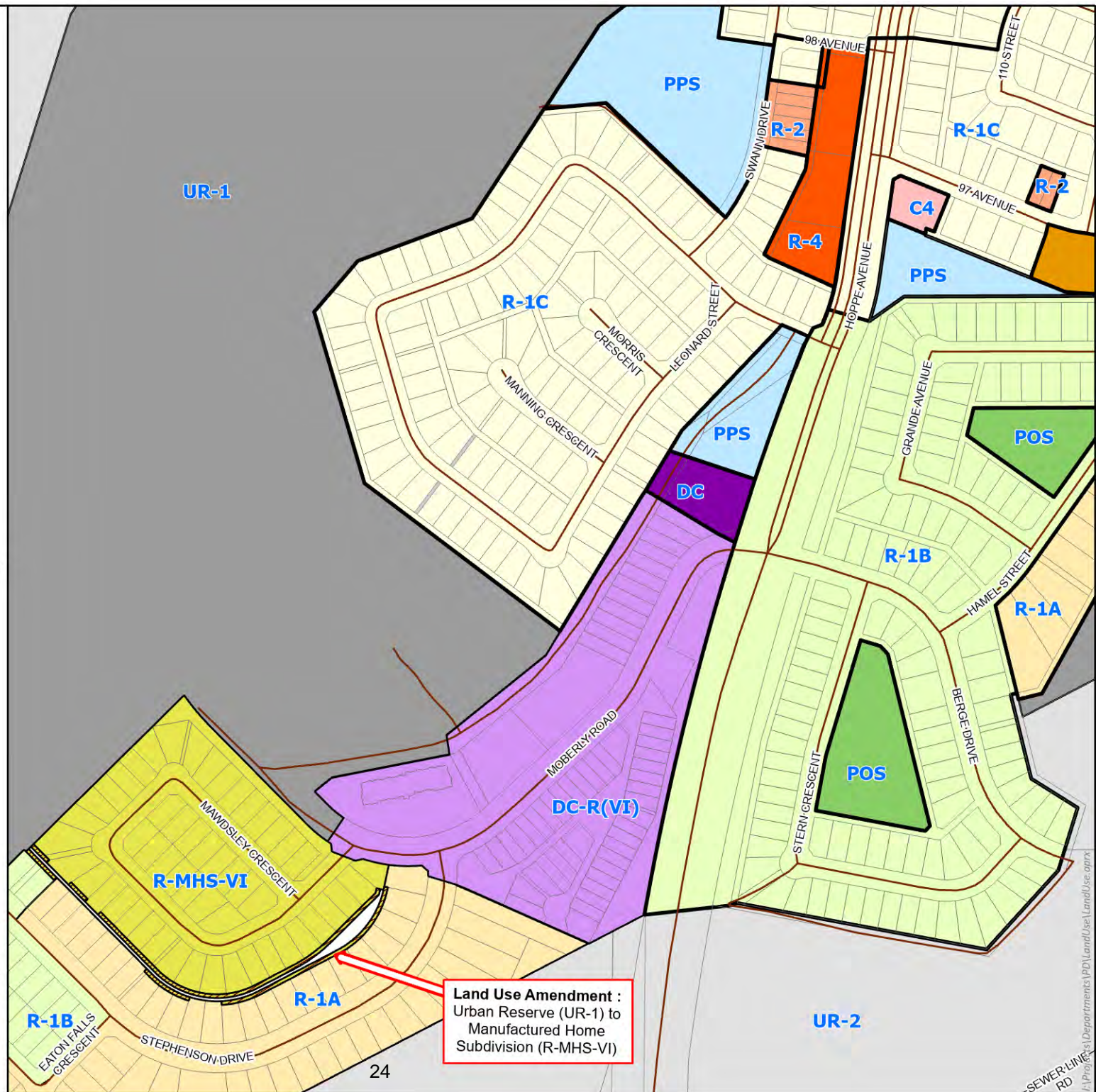


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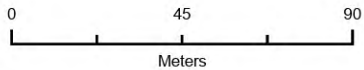


Proposed Land Use Amendment

Hamlet of Grande Cache:
Mawdsley Crescent

 Proposed Amendment

30cm Imagery, 2016



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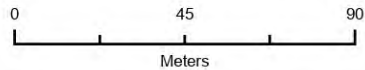
Proposed Land Use Amendment

Hamlet of Grande Cache:
Mawdsley Crescent

 Proposed Amendment

Zoning Type

-  Urban Reserve (UR-2)
-  Manufactured Home Subdivision VI
-  Urban Reserve (UR-1)
-  Direct Control Residential (DC-R(VI))
-  Single Detached Residential (R-1B)
-  Single Detached Residential (R-1A)

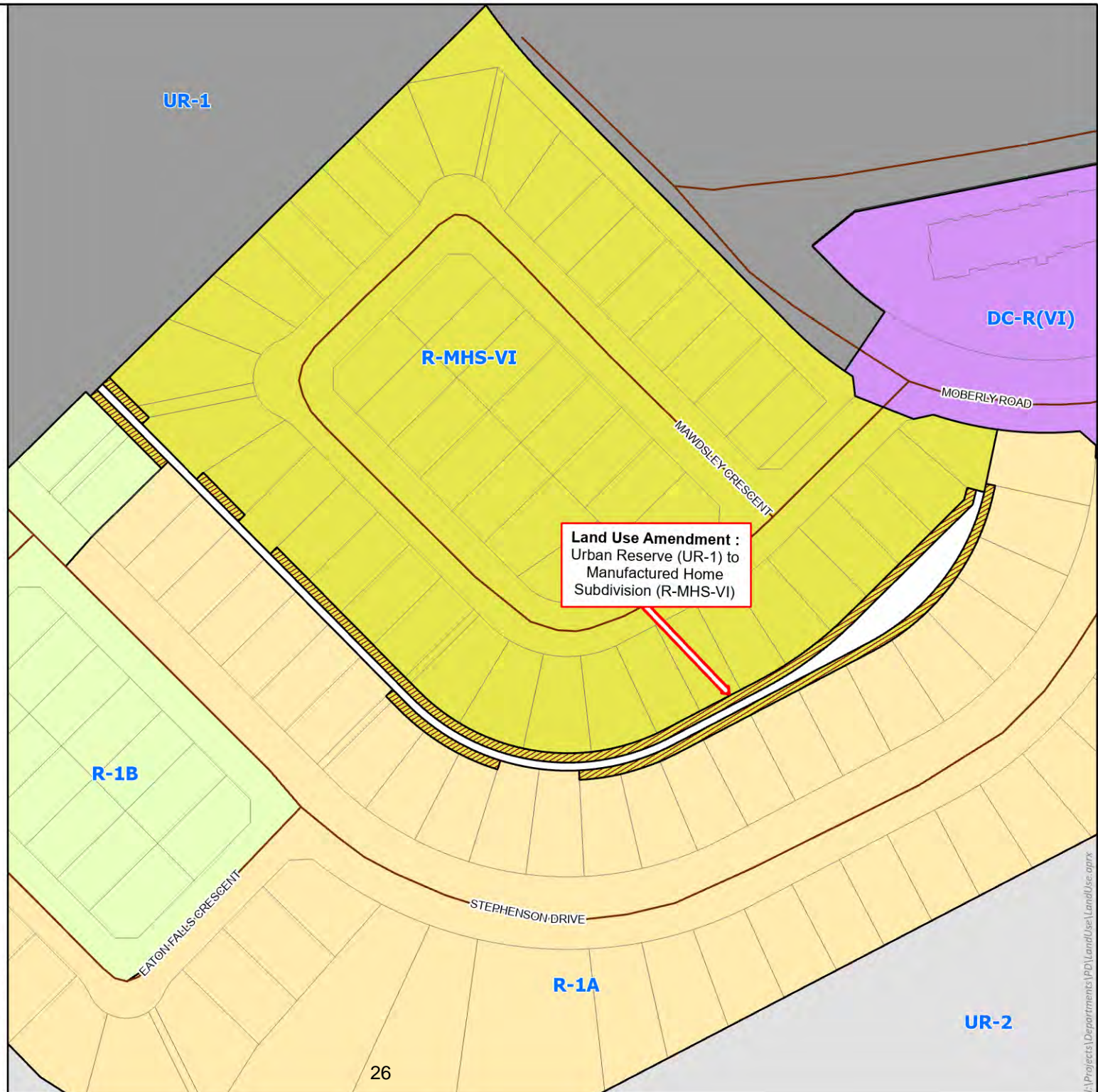


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REQUEST FOR DECISION

SUBJECT: Bylaw No. 21-879 Re-designate from Agricultural One (A-1) District to Country Residential One (CR-1) District

SUBMISSION TO: REGULAR COUNCIL MEETING **REVIEWED AND APPROVED FOR SUBMISSION**

MEETING DATE: September 28, 2021 **CAO:** SW **MANAGER:** JS

DEPARTMENT: PLANNING & DEVELOPMENT **GM:** RA **PRESENTER:** LD

STRATEGIC PLAN: Development

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, RSA 2000

Council Bylaw/Policy (cite) – Municipal Development Plan No. 15-742 and Land Use Bylaw No. 18-800

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 21-879 to re-designate a 3.6-hectare (8.9-acre) ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-28-70-22-W5, deeming this a farmstead separation and excluding the second approach.

MOTION: That Council give Third Reading to Bylaw No. 21-879 to re-designate a 3.6-hectare (8.9-acre) ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-28-70-22-W5, deeming this a farmstead separation and excluding the second approach.

BACKGROUND/PROPOSAL:

After receiving first reading on July 27th, 2021, and holding a Public Hearing held September 14, 2021, Land Use Amendment Application No. A21-001 submitted by Beairsto & Associates Engineering on behalf of the landowner, Michael and Lynelle Brochu, is before Council for second and third reading. The application is to redesignate a **4.44-hectare (10.98-acre) ±** area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-28-70-22-W5, in the Valleyview area, Ward 3.

Re-designation would allow for the subsequent subdivision of the existing yard site established in 1974, which includes a residence, ancillary buildings, dugout and all services including an open discharge sewage system. To accommodate the setback requirements for the existing open discharge sewage system, approximately 2.02-hectare (5.0-acre) ± of land classified as better agricultural lands, having a Farmland Assessment Rating of 42.6%, has been included in the parcel. Any reduction of the west boundary of the proposed parcel would require that the landowner upgrade the existing open discharge sewer to a system to a field or mound system to meet setback distance requirements from the new property lines.

Greenview's Municipal Development Plan (MDP), section 3.4.2, Subdivision of Better Agricultural Lands, states that Greenview may support the subdivision of better agricultural land where the proposed subdivision

is for: a farmstead separation. A definition of farmstead is not included, and a previous subdivision of the residential site established in 1945 occurred in 1993. The land is being farmed by the current landowner.

The boundary of the proposed lot extends to the south to include a second approach and approval by Council would be required to allow the second approach to be included in the parcel boundary in accordance with Policy 4010. Retaining the approach in the lot would possibly mean that a future access to the balance would be requested from Range Road 223. An approach to the balance does exist from Range Road 223A adjacent to the west boundary of the quarter. Construction and Engineering responded that 5.03-metre of road widening would be required adjacent to both Range Road 223 and Range Road 223A. No other concerns were received from referral agencies.

Administration has reviewed the land use amendment application and it meets the fundamental land use criteria set out within the Country Residential One (CR-1) District. The application meets the requirements of the Municipal Government Act and the Municipal Development Plan with a reduction of the parcel to a maximum of 4.04-hectare. Administration does not anticipate any negative development or land use impacts from subdivision of the existing residence which would be compatible with existing surrounding residential developments.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting any one of the recommended motions is that re-designation would allow the Landowner to retain his home on a lot zoned country residential and leave the agricultural lands on a separate title to either retain or sell.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of Council accepting the recommended motion is that rural residential is an unsustainable method of housing when Council considers costs of servicing, servicing levels, as well as service delivery.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to table Bylaw No. 21-879 for further discussion or information.

Alternative #2: Council has the alternative to deny the request completely and not allow the rezoning. The proposed amendment is contemplated by the existing legislation and does not, in and of itself, represent an issue from Administration's perspective.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Consult

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

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

FOLLOW UP ACTIONS:

Administration will notify the landowner of the decision of Council following the Public Hearing.


ATTACHMENT(S):

- Schedule 'A' – Proposed Land Use Amendment Maps
- Schedule 'B' – Bylaw No. 21-879
- Schedule 'C' – Aerial of Motion and Option 1 and 2




Proposed Land Use Amendment

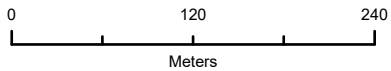
Long Legal: NE-28-70-22-5

 Proposed Amendment

Zoning Type

 Agricultural One (A-1)

 Country Residential One (CR-1)



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SW-33-70-22-5

NW-28-70-22-5

RGE RD-223A

SW-28-70-22-5

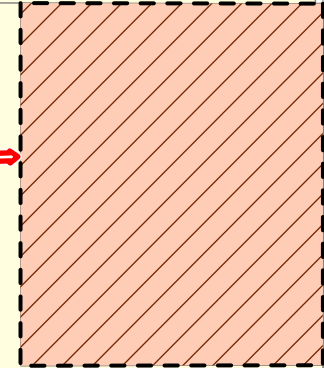
SE-33-70-22-5

NE-28-70-22-5

SE-28-70-22-5

30

Land Use Amendment :
A-1 to CR-1 (Country
Residential One)
11.87 acres



RGE RD-223

SW-34-70-22-5


NW-27-70-22-5

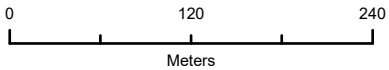
SW-27-70-22-5



Proposed Land Use Amendment

Long Legal: NE-28-70-22-5

 Proposed Amendment



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





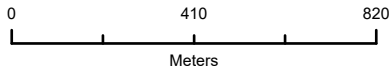
Proposed Land Use Amendment

Long Legal: NE-28-70-22-5

 Proposed Amendment

Zoning Type

-  Agricultural One (A-1)
-  Agricultural Two (A-2)
-  Country Residential One (CR-1)
-  Institutional (INS)

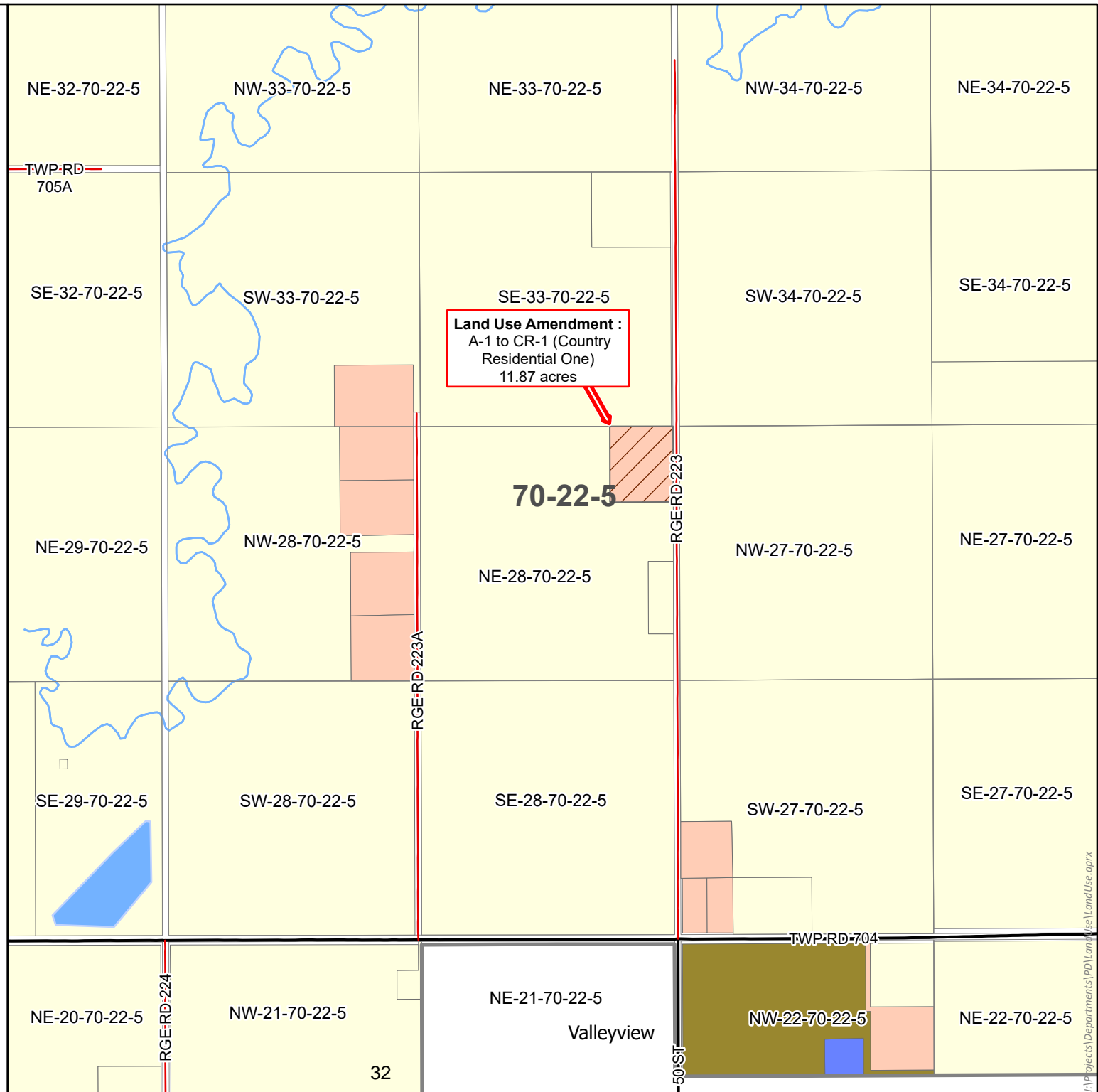


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BYLAW No. 21-879

of the Municipal District of Greenview No. 16

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

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

1. That Map No. 15 in the Land Use Bylaw, being Bylaw No. 18-800, be amended to reclassify the following area:

All that Portion of the
Northeast (NE) Quarter of Section Twenty-Eight (28)
Within Township Seventy (70)
Range Twenty-Two (22) West of the Fifth Meridian (W5M)

As identified on Schedule "A" attached.

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

Read a first time this 27 day of July, A.D., 2021.

Read a second time this ____ day of September, A.D., 2021.

Read a third time and passed this ____ day of September, A.D., 2021.

REEVE

CHIEF ADMINISTRATIVE OFFICER

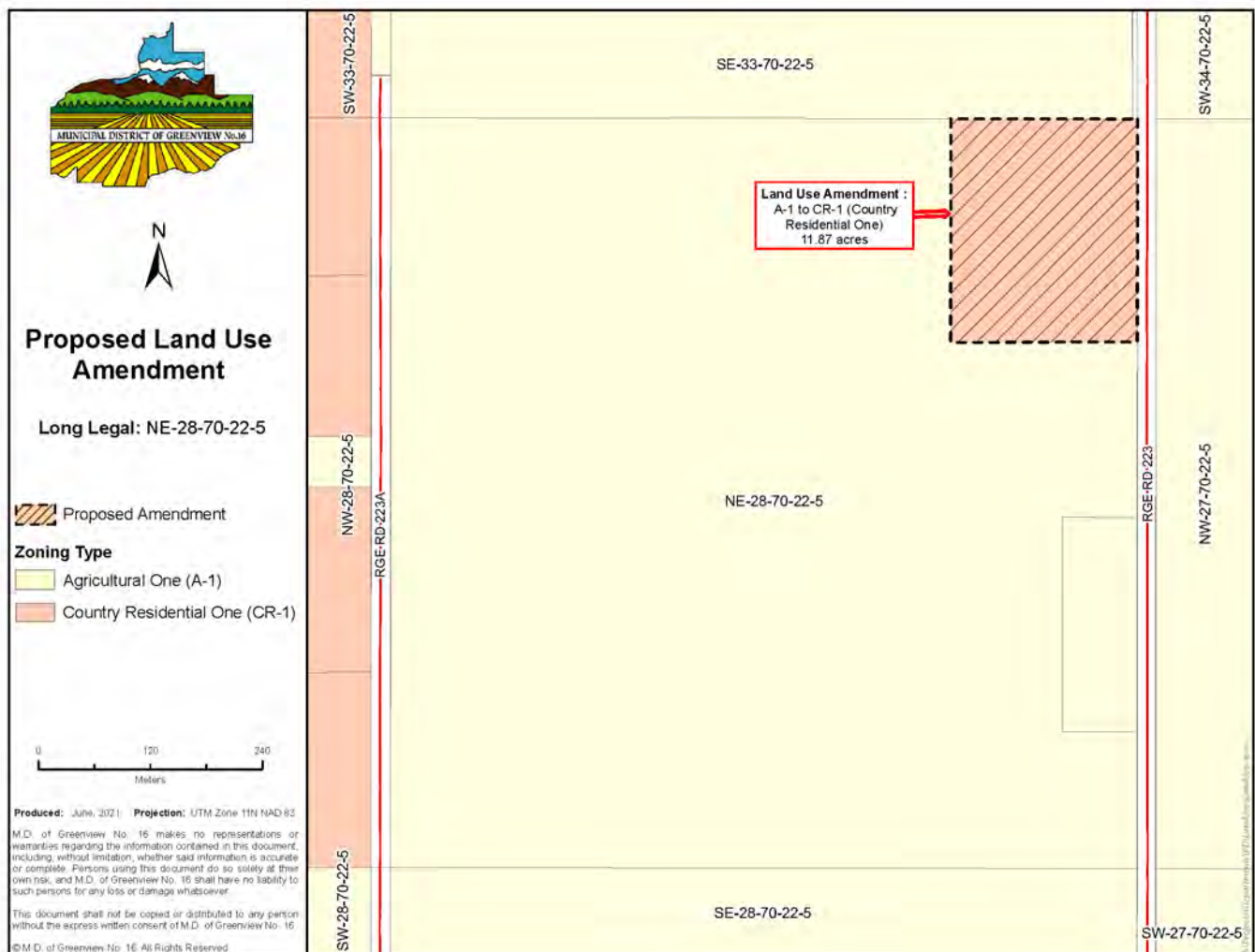
SCHEDULE "A"

To Bylaw No. 21-879

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the
Northeast (NE) Quarter of Section Twenty-Eight (28)
Within Township Seventy (70)
Range Twenty-Two (22) West of the Fifth Meridian (W5M)

Is reclassified from Agricultural One (A-1) District to Country Residential One (CR-1) District as identified below:



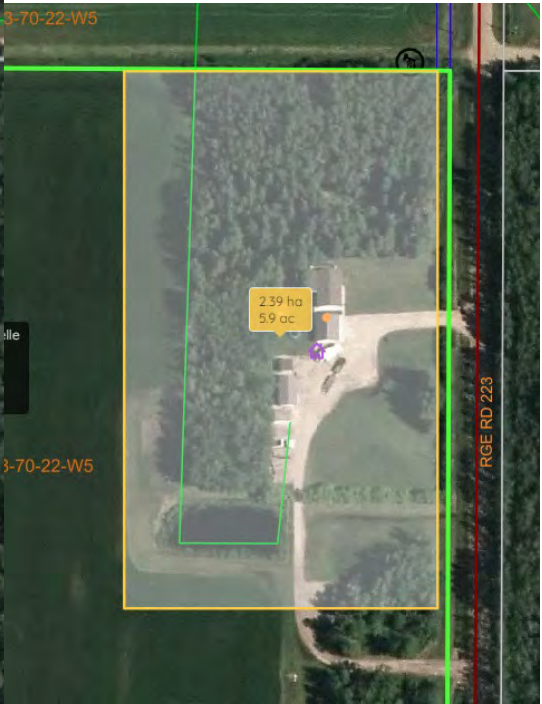
Motion



OPTION #2



OPTION #3





REQUEST FOR DECISION

SUBJECT: Bylaw No. 21-880 Re-designate from Agricultural One (A-1) District to Country Residential One (CR-1) District

SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	September 14, 2021	CAO: SW	MANAGER: JS
DEPARTMENT:	PLANNING & DEVELOPMENT	GM: RA	PRESENTER: LD
STRATEGIC PLAN:	Development		

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, RSA 2000

Council Bylaw/Policy (cite) – Municipal Development Plan No. 15-742 and Land Use Bylaw No. 18-800

RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 21-880 to re-designate a 2.42-hectare ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-09-71-25-W5.

MOTION: That Council give Third Reading to Bylaw No. 21-880 to re-designate a 2.42-hectare ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-09-71-25-W5.

BACKGROUND/PROPOSAL:

The application for land use amendment A21-002 has been submitted by Edward and Paula Zenner, to redesignate a **4.04-hectare** (9.98-acre) ± area from Agricultural One (A-1) District to Country Residential One (CR-1) District within NE-09-71-25-W5, in the Crooked Creek area, Ward 7.

The re-designation would allow for the subsequent subdivision of a vacant lot for future residential purposes. The landowner has indicated the ideal building site being located on a knoll just south of the trees and roughly 200-metre west of the road. The cultivated area included in the proposal consists of approximately half of the proposed lot and is classified as better agricultural lands by Greenview's definition in the Municipal Development Plan (MDP) having a Farmland Assessment Rating (FAR) of 33.0%, with the treed area rated at 6%. Greenview's MDP provides that land considered to be Better Agricultural Land, does not qualify to be rezoned for subdivision of residential lots except in the case of a first parcel out or a farmstead separation.

An approach exists to the proposed lot but would require upgrading at the subdivision stage, and a satisfactory approach to the balance exists south of the proposal. Road widening of 5.03-metres was registered adjacent to both road allowances at the time the first parcel was subdivided from the quarter. All other referral agencies responded with no concerns, including Alberta Transportation.

Administration has reviewed the land use amendment application and it meets the fundamental land use criteria set out within the Country Residential One (CR-1) District. The application meets the requirements of the Municipal Government Act and the Municipal Development Plan, except for the inclusion of 2.02-hectare ± of land classified as 'better agricultural land'. Future residential development would be compatible with the area.

The definition of Better Agricultural Land in Greenview's Municipal Development Plan, 'means cultivated or improved land which has a Rural Farmland Assessment (RFA) rating of 28% or higher, or Canada Land Inventory (CLI) Class 4 for unimproved land. This rating is subject to confirmation by more current assessment ratings conducted by Greenview's Assessment Department, independent soils analysis, site inspections or a combination thereof. The definition may exclude any land which by reason of physical features, slope, configuration, surrounding land use, size, or physical severance that may impair the ability of the land to be economically farmed, or lands that are identified for development in an approved Area Structure Plan.

Administration is recommending that Council give Second and Third Reading to Bylaw No. 21-880, subject to parcel reduction to 2.42-hectare (5.98-acre) ±. Reducing the parcel size to remove all Better Agricultural Land would require the approach to be re-located and reduce the parcel by a further 0.4-hectare +/- . Although administration feels a suitable building site is available with this recommendation, it does eliminate the building site proposed by the applicant.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that re-designation would allow the Landowner's daughter to build a home on a lot zoned country residential and leave the agricultural lands on a separate title to retain.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of Council accepting the recommended motion is that rural residential is an unsustainable method of housing when Council considers costs of servicing, servicing levels, as well as service delivery.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to table Bylaw No. 21-880 for further discussion or information.

Alternative #2: Council has the alternative to deny the request completely and not allow the rezoning. The proposed amendment is contemplated by the existing legislation and does not, in and of itself, represent an issue from Administration's perspective.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Consult

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

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

FOLLOW UP ACTIONS:

Administration will notify the landowner of the decision of Council following the Public Hearing.


ATTACHMENT(S):

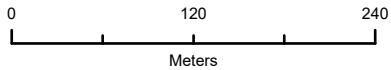
- Schedule 'A' – Proposed Land Use Amendment
- Schedule 'B' – Bylaw No. 21-880



Proposed Land Use Amendment

Long Legal: NE-9-71-25-5

 Proposed Amendment



Produced: June, 2021 Projection: UTM Zone 11N NAD 83

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




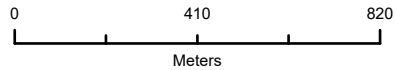
Proposed Land Use Amendment

Long Legal: NE-9-71-25-5

 Proposed Amendment

Zoning Type

-  Agricultural One (A-1)
-  Country Residential One (CR-1)
-  Crown Land (CL)

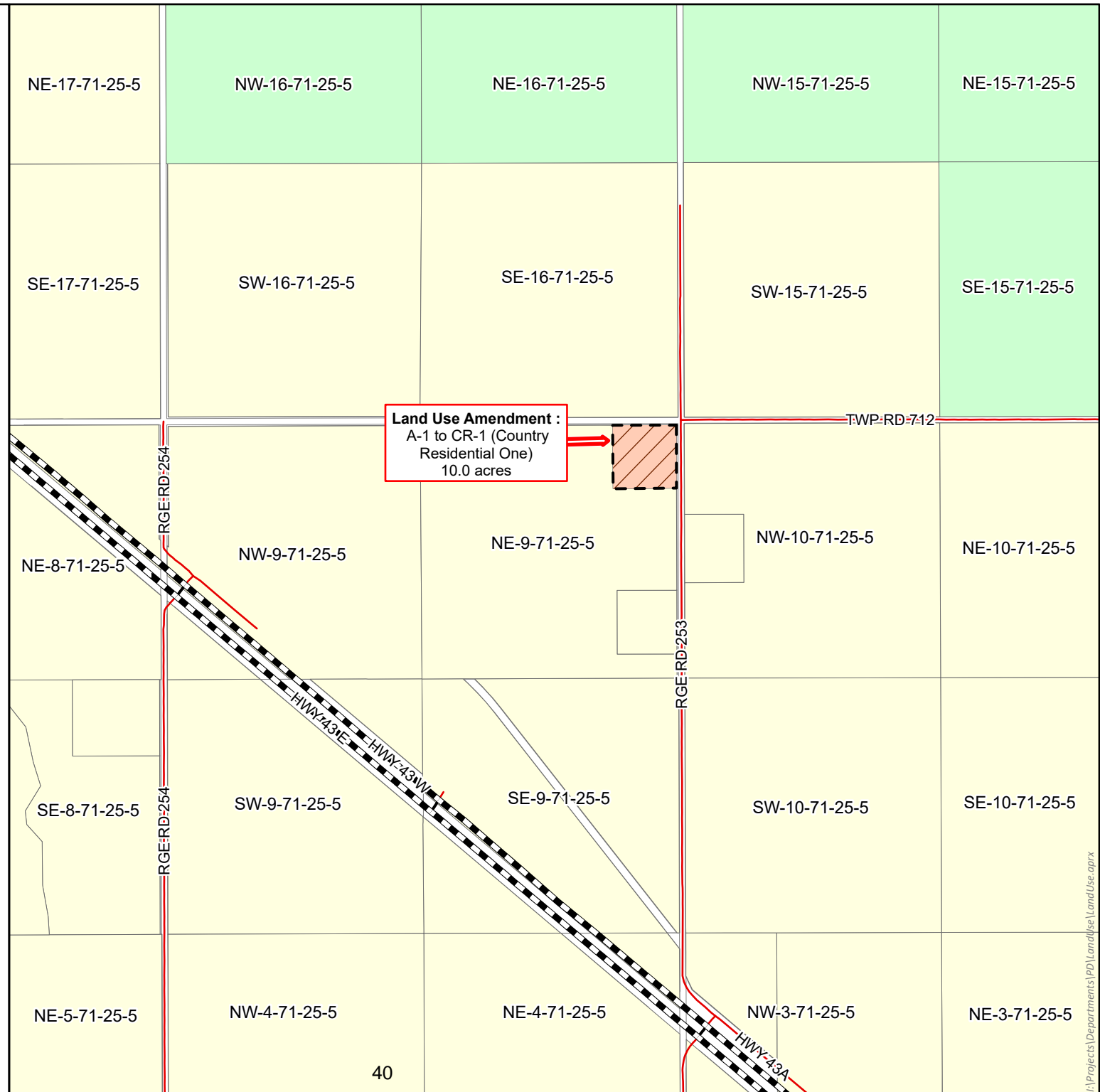


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Proposed Land Use Amendment

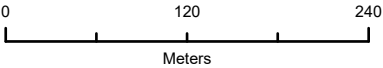
Long Legal: NE-9-71-25-5

 Proposed Amendment

Zoning Type

 Agricultural One (A-1)

 Country Residential One (CR-1)

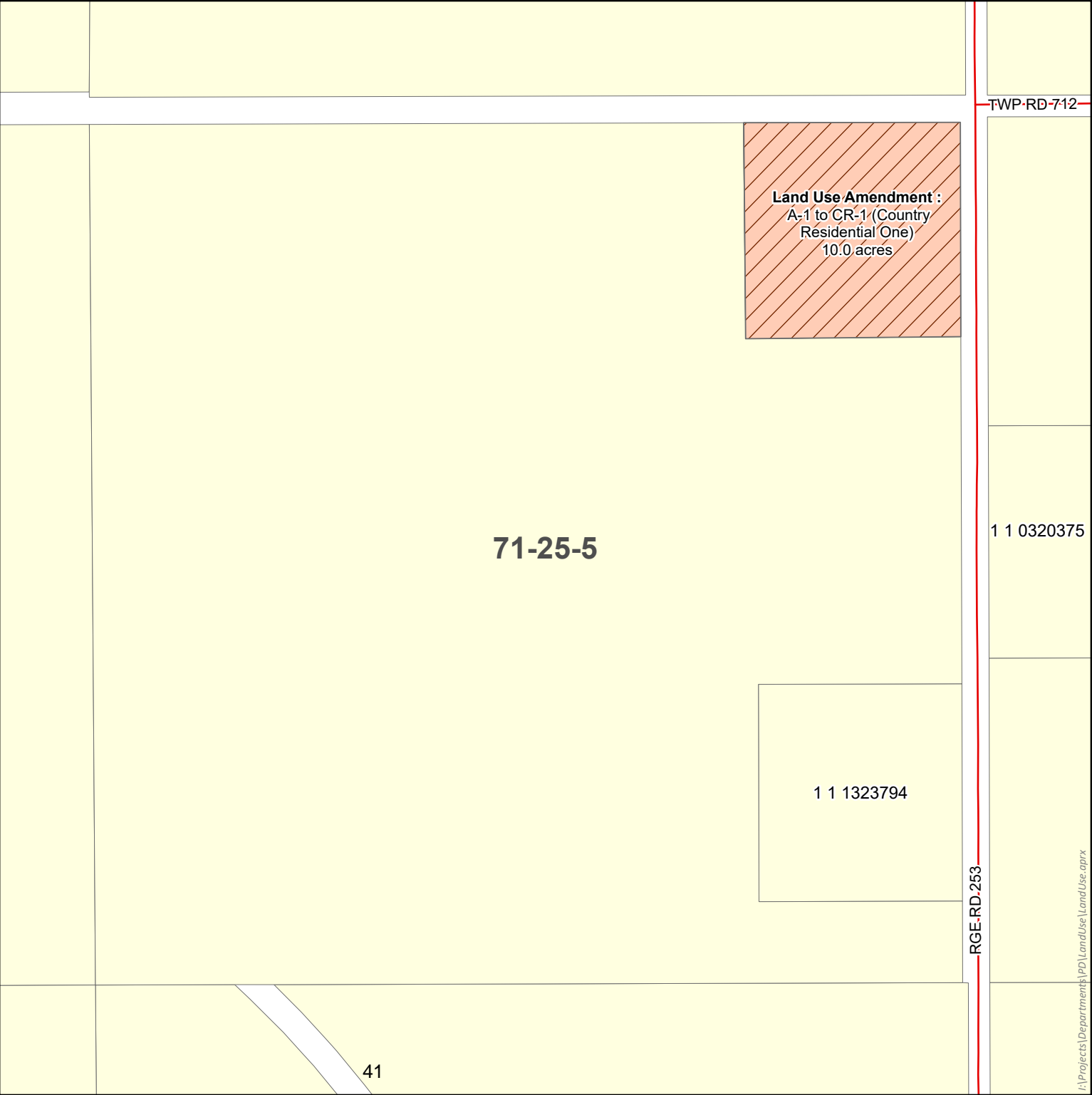


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BYLAW No. 21-880

of the Municipal District of Greenview No. 16

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

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

1. That Map No. 14 in the Land Use Bylaw, being Bylaw No. 18-800, be amended to reclassify the following area:

All that Portion of the
Northeast (NE) Quarter of Section Nine (9)
Within Township Seventy-One (71)
Range Twenty-Five (25) West of the Fifth Meridian (W5M)

As identified on Schedule "A" attached.

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

Read a first time this 13 day of September, A.D., 2021.

Read a second time this ____ day of October, A.D., 2021.

Read a third time and passed this ____ day of October, A.D., 2021.

REEVE

CHIEF ADMINISTRATIVE OFFICER

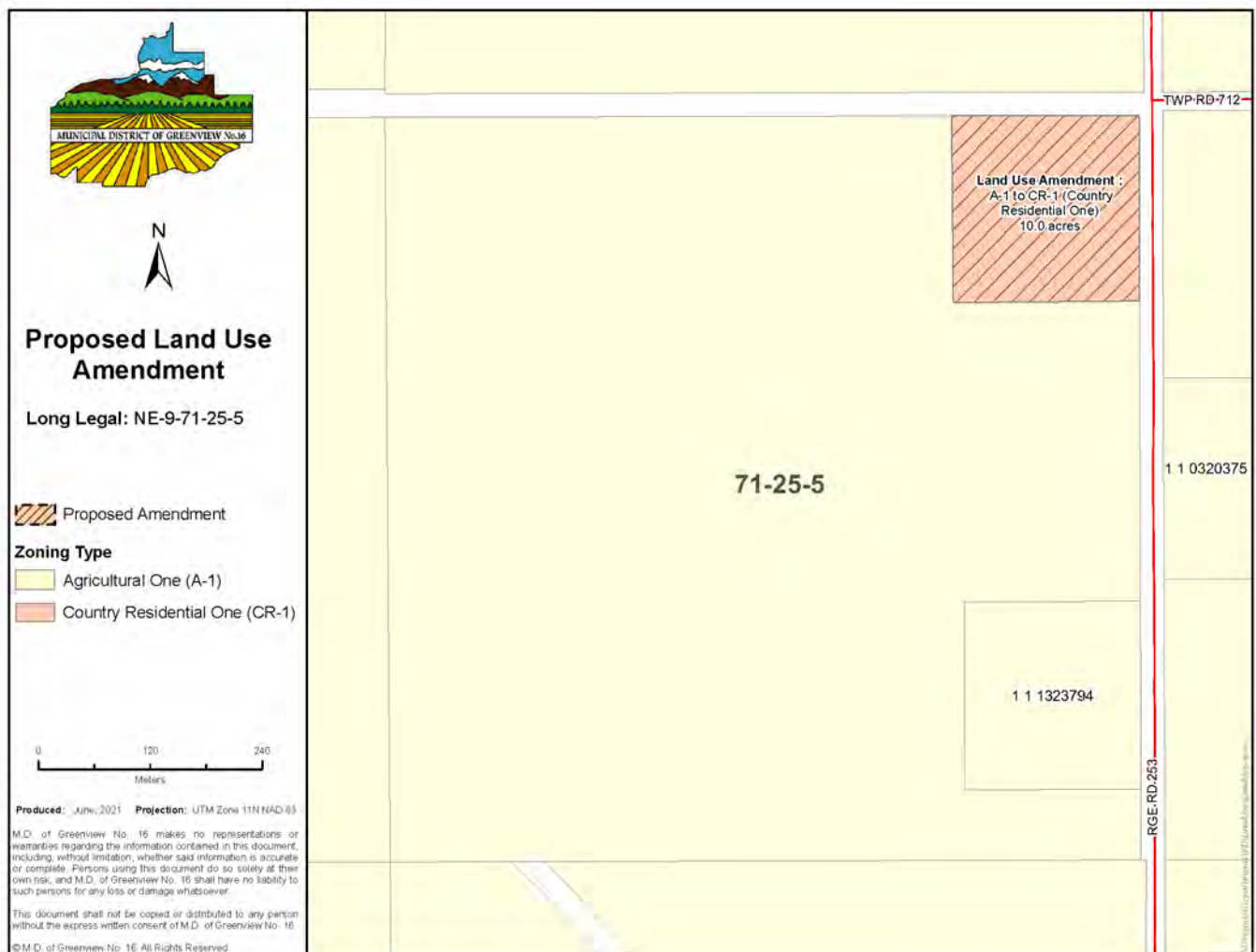
SCHEDULE "A"

To Bylaw No. 21-880

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of the
Northeast (NE) Quarter of Section Nine (9)
Within Township Seventy-One (71)
Range Twenty-Five (25) West of the Fifth Meridian (W5M)

Is reclassified from Agricultural One (A-1) District to Country Residential One (CR-1) District as identified below:





REQUEST FOR DECISION

SUBJECT: First and Second Reading Land Use Bylaw No. 21-896 – Consolidation of Land Use Bylaws: Grande Cache (Bylaw 799) and MD of Greenview (Bylaw 18-800)

SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: September 28, 2021 CAO: SW MANAGER: JS

DEPARTMENT: PLANNING & DEVELOPMENT GM: RA PRESENTER: JS

STRATEGIC PLAN: Development

RELEVANT LEGISLATION:

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

Council Bylaw/Policy –18-800 and 799

RECOMMENDED ACTION:

MOTION: That Council give First Reading to Land Use Bylaw No. 21-896.

MOTION: That Council give Second Reading to Land Use Bylaw No. 21-896.

BACKGROUND/PROPOSAL:

Land Use Bylaw No. 18-800 was adopted by Council on April 22, 2019. Since adoption, Administration has identified areas that could be refined to provide an easy and more simple way to find information or to further clarify requirements and expectations. Council last reviewed the consolidation on June 15, 2021, of Bylaws 18-800 and 799.

Administration has further reviewed the consolidation and is proposing the changes set out in the attached Schedule 'A'. Administration is confident that the revisions to the Land Use Bylaw will consolidate the two documents using one format, improve fairness, procedural clarification, that is easy to use and increases clarity for all users.

Administration is recommending that Council give First and Second Reading to the Bylaw. Administration will schedule the Public Hearing for October 12, 2021.

BENEFITS OF THE RECOMMENDED ACTION:

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

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

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

Alternative #2: Council has the alternative to deny the request and not make any changes to the Land Use Bylaw.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Consult

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

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

FOLLOW UP ACTIONS:

Once Council gives First Reading, Administration will schedule and advertise the Public Hearing for October 12, 2021.

ATTACHMENT(S):

- Bylaw 21-896
- Land Use Bylaw 21-896
- Schedule 'A' – Summary of Changes



BYLAW NO. 21-896
of the Municipal District of Greenview No. 16

**A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, for adopting
Bylaw 21-896, being the Land Use Bylaw.**

WHEREAS Council wishes to repeal Land Use Bylaw No. 18-800 and 799 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. 21-896.
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. 21-896 is hereby adopted as the Land Use Bylaw of the Municipal District of Greenview No. 16.

Bylaw No. 18-800 and 799 are hereby repealed. This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this _____ day of September, A.D., 2021.

Read a second time this _____ day of September, A.D., 2021.

Read a third time and passed this _____ day of October, A.D., 2021.

REEVE

CHIEF ADMINISTRATIVE OFFICER

Schedule 'A'

Highlights of Changes Made in Land Use Bylaw 21-896

Alphabetically ordered to mirror the development process and will be a more readable bylaw for the Planning Department, residents, and potential developers.

Some definitions have been added and changed to fit amended regulations, allow for future development, provide clarity, articulate, and avoid the use of technical language where possible, please see the list below:

Accessory Buildings (shipping container added)

Agriculture, Processing

Greenhouse

Dwelling, Multiplex (renamed to Dwelling, Multi-Unit for clarity)

Prefabricated Structure

Rural Subsidiary (previously known as Cottage Industry)

Salvage Yard

Temporary Use

Section 4.3 – Permits Not Required demolition was removed, so that it is now a process that requires a development permit. Home Office portion was looked over and altered, as was the hard surfacing portion, floor plan maximum, and of course height restrictions.

Section 6.30 – Non-Conforming Uses and Buildings was altered to better suit the needs of the reader, to consider Grande Cache, and make it clear that previously built buildings were treated differently than buildings that had/have gone up or been built since the Land Use Bylaw was altered. Or, that if a building was destroyed that previously did not conform, its replacement would need to conform to the new regulations.

Section 6.22 – Height Exceptions needed to be re-worked, as the Grande Cache area had been absolved into the MD of Greenview. The ability of firetruck ladders and firemen to comfortably and confidently be able to reach the roofs of all buildings was a necessity. In consultation with the fire chief, height restrictions were based off their ladder reach. This whole regulation was re-worded to conform to those specifics.

Section 6.53 – Uses Permitted in Any District were changed, as Grande Cache had different regulations that needed to be discussed, and fence regulations needed to be altered, as height maximum restrictions had been added to its permitted use. Greenhouse terms were also changed, as was Rural Subsidiary and certain building restrictions. Therefore, the permitted uses had to be changed in correlation to the new alterations of all the actual uses within.

Section 6.33 – Parcel Areas and Width altered to be more consistent in Hamlets, specifically, Grande Cache.

Section 6.45 – Site Stripping, Grading/Elevation and Drainage the paragraphs were altered to be more grammatically correct, easier to read, and understandable.

Section 6.14 – Corner and Double-Fronting Parcels renamed and altered to fit the new title, as well as the paragraphs being re-structured to accommodate decisions. The term “Flanking Lots” was replaced with “Corner and Double Fronting Parcels” terminology

Section 6.32 – Objects Restricted in Residential Areas altered to add the Hamlet Grande Cache.

Section 6.2 – Accessory Buildings, Structures and Uses was altered to adhere with the new definition of Accessory Buildings, Structures and Uses. Shipping Containers were added to this portion, as this will make it easier to complete development permits for Shipping Containers. Unnecessary to have its own general regulations as Shipping Containers are often used as a storage shed.

Section 6.19 – Fences and Shelterbelts altered to incorporate the new height regulations set up for fences. Fences do not need a development permit, so long as they comply with the height restrictions and do not go above the specific height maximums, otherwise a permit becomes required within certain districts. The shelterbelts portion was also altered to flow more seamlessly with the alteration within this proposed bylaw. Due to the consolidation, certain Grande Cache districts were added.

Section 6.27 – Manufactured Dwellings was changed from Manufactured Homes for clarity and consistency. Manufactured Dwellings is more precise, have a steeped roof, and are manufactured from 1991 to present. The 1991 or newer restriction has been placed on GC-LDR, GC-MHP, HR, and MHP Districts.

Section 6.12 – Comprehensive Site Planning altered to be easier to read and understand.

Section 6.28 – Mixed Use Development re-worded so that is it simplified and easier to read and understand.

Section 6.43 – Signage was compared to Town of Whitecourt and Woodlands County. Specific micro regulations were removed, such as the timeframe a single image on an illuminating sign must be on screen for. Sign Provisions was also absorbed into the signage regulations, as it seemed redundant and unnecessary to have them separate. Illuminating, or Digital Display Signs were re-named Electronic Message Sign. A curfew was implemented for Electronic Messaging Signs, stating that within residential areas, they are to be turned off from 10:00pm – 6:00am, to ensure the illuminating properties does not affect the sleep schedules of nearby residents. Real estate sign restrictions were removed, as it seemed unnecessary to implement restrictions to temporary signs, that will be taken down as soon as the parcel sells. The size regulations on signs were altered to be more consistent, and easier to follow.

Section 7 – Off Street Parking, Access, and Loading Regulations altered and was compared to Woodlands County, Edson, and County of Grande Prairie. County of Grande Prairie was utilized

as the hamlets and rural settings fit best with the MD. The required setbacks and hard-surfacing maximum would be determined via the requirements set up in individual hamlets.

Section 9.1 – Agricultural One (A-1) District A-1 Livestock Animal Equivalents was added into AG-1 regulations (less than 10 acres).

Section 9.2 – Agricultural Two (A-2) District purpose was altered to be easier to read and understand. Some permitted and discretionary uses were changed to accommodate the new decisions made about restrictions and regulations, and the new/changed uses, such as the addition of rural subsidiary and the removal of shipping container.

Section 9.3 – Country Residential One (CR-1) District purpose was altered to be easier to read and understand. Some permitted and discretionary uses were changed to accommodate the new decisions made about restrictions and regulations, and the new/changed uses, such as the addition of rural subsidiary and the removal of shipping container

Section 9.4 - Country Residential Two (CR-2) District purpose was altered to be easier to read and understand. Some permitted and discretionary uses were changed to accommodate the new decisions made about restrictions and regulations, and the new/changed uses, such as the addition of rural subsidiary and the removal of shipping container.

Section 9.5 – Country Residential Three (CR-3) District purpose was altered to be easier to read and understand.

Section 9.6 – Crown Land (CL) District Rural Subsidiary was added, and the removal of Shipping Containers.

Section 9.9 – Grande Cache Central Commercial (GC-CC) District setbacks were changed to be clear and consistent with the Hamlet regulations and were compared to Sexsmith, Edson and Town of Whitecourt. Added maximum floor area ratio as previous bylaw had zero.

Section 9.10 – Grande Cache Commercial Industrial (GC-CI) District setbacks were changed to be clear and consistent with Hamlet regulations and were compared to Sexsmith, Edson and Town of Whitecourt. Removed “beyond the boundary of the site” in the purpose section as it was unclear and did not make sense.

Section 9.11 – Grande Cache Expansion Area (GC-EA) District setbacks were changed to be clear and consistent with the Hamlet regulations and were compared to Sexsmith, Edson and Town of Whitecourt.

Section 9.12 – Grande Cache Highway Commercial (GC-HW) District added Community Facility as a discretionary use to accommodate future development.

Section 9.14 – Grande Cache Lower Density Residential (GC-LDR) District removed “as per schedule MH Layer” from Dwelling, manufactured under discretionary use. Under minimum parcel depth on Table 9.29, removed “single-wide manufactured dwelling situated lengthwise

on a parcel”, and “35.0m”, as it is a discretionary use, and this is a decision made by Municipal Planning Commission. Same table, under maximum building height removed “dwellings, manufactured” and “5.0m”, as this is a decision made by Municipal Planning Commission. Regulation added to restrict the use of manufactured dwelling, that has been manufactured before the year 1991.

Section 9.15 – Grande Cache Manufactured Home Park (GC-MHP) District regulation added to restrict the use of manufactured dwelling, that has been manufactured before the year 1991.

Section 9.19 – Hamlet Residential (HR) District setbacks were changed to be clear and consistent with the Hamlet regulations and were compared to Sexsmith, Edson and Town of Whitecourt. Regulation added to restrict the use of manufactured dwelling, that has been manufactured before the year 1991. Purpose was altered to “shall have municipal water and sewer” and under regulations removed the parcel size for un-serviced and serviced.

Section 9.23 – Manufactured Home Park (MHP) District regulation added to restrict the use of dwelling, manufactured that has been manufactured before the year 1991.

Section 9.27 – Rural Settlement (RS) District re-worded as it was difficult to understand and made it readable. Supportive Accommodation living added to discretionary uses, so that elders of the communities, such as Victor Lake, have a place to go when they are requiring living assistance and aid.

Grande Cache map has been altered in the bottom right-hand corner to GC-NC and GC-CC to allow for future and current development.

MUNICIPAL DISTRICT OF GREENVIEW
LAND USE BYLAW NO.21-863
DRAFT SEPTEMBER 2021



**A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta
for adopting
Bylaw 21-896, being the Land Use Bylaw.**

WHEREAS Council wishes to repeal Land Use Bylaws No. 18-800 and 799 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. 21-896’.**
- 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 Document)**
 - b) Schedule B (Land Use Bylaw Maps)**
- 3. Bylaw No. 21-896 is hereby adopted as the Land Use Bylaw of the Municipal District of Greenview No. 16.**

Bylaws No. 18-800 and 799 are hereby repealed. 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

[illegible]

SCHEDULE A

LAND USE BYLAW

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1 General

1.1 Purpose

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

1.2 Application of Bylaw

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

1.3 Units of Measurement

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

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

1.5 Applicable Regulations

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

1.6 Compliance with Other Legislation

- 1) A person applying for a development permit or in possession of a valid development permit is responsible for ensuring the development complies with and is carried out in accordance with:
 - a) all federal, provincial and municipal enactments and any other law applicable to the use and development of the land and buildings.
 - 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.
- 2) Greenview is not responsible for determining what other legislation may apply to a development, nor to monitor or enforce compliance with such legislation.
- 3) It is deemed a condition of every development permit, whether expressly stated therein, that the applicant for a development permit 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 and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals from the authorities or regulators having

jurisdiction.

1.7 Severability

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

2 ADMINISTRATION

2.1 Development and Subdivision Authority

- 1) The position of the Development Authority is established in accordance with appropriate sections of the Municipal Government Act.
- 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.
- 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.
- 4) The position of Subdivision Authority is established in accordance with appropriate sections of the Municipal Government Act.
- 5) The Development Authority shall be the Development Officer, the Municipal Planning Commission or Greenview Council, as determined by this bylaw.
- 6) The Development Officer(s):
 - a) Shall act as the Development Authority for the receipt and processing of Development permit applications;
 - b) Shall act as the Development Authority to make decisions on all development permit applications listed as Permitted Uses, including variances up to the limits outlined in this bylaw;
 - c) May refer development permit applications for permitted uses to the municipal Planning Commission (MPC);
 - d) Shall refer all development permit applications for Discretionary Uses or Permitted Uses exceeding the variance limit for a development officer to the Municipal Planning Commission (MPC);
 - e) Shall refer all development permit applications in a Direct Control District to the Municipal Council, unless council has specifically delegated approval Authority to the Development Authority, in which case the development officer shall make the decision in accordance with the delegation from the municipal Council.
 - f) Shall act as the Development Authority for all purposes of the Municipal Government Act and this Bylaw, except where responsibility is given to the Municipal Planning Commission; and
 - g) Shall act as the Subdivision Authority for the receipt and processing of subdivision applications.
- 7) The Municipal Planning Commission (MPC) of Greenview
 - a) Shall act as the Development Authority for all purposes of the Municipal Government Act and this Bylaw, except where responsibility is given to the Municipal Planning Commissions;
 - b) Shall act as the Development Authority for the receipt and processing of subdivision applications;

- c) Shall act as the Development Authority to make decisions on Permitted Uses exceeding the variance limit for a Development Officer; and
- d) Shall act as the Subdivision Authority to make decisions on all subdivision applications.

2.2 Land Use Bylaw Amendment Applications

- 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) The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information, in accordance with Greenview's policies and procedures in this Bylaw.
- 3) A completed application shall require the following:
 - a) A non-refundable processing fee as identified in Greenview's Schedule of Fees Bylaw;
 - b) A copy of the Certificate of Title for the lands affected;
 - c) Owner authorization and, where applicable, an applicant signature;
 - d) A written statement to describe and justify the proposal;
 - e) A map with dimensions indicating the affected site and its relationship to existing land uses on adjacent parcels;
 - 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.
- 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.
- 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.
- 6) Upon receipt of a complete application, and in accordance with the Municipal Government Act, Municipal Development Plan, this Bylaw and other Greenview policies and procedures,

the application:

- a) Shall be referred to the Greenview administration for drafting a proposed Land Use Bylaw Amendment;
 - b) Shall be referred to Council for first reading of the proposed Land Use Bylaw Amendment; and
 - c) Greenview Administration shall establish a date for a public hearing following first reading of the proposed Land Use Bylaw Amendment.
- 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; and
 - 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.
 - 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.
- 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; and
 - e) A map showing the location of any subject parcel to which the amendment application may apply.
- 9) Council, after considering any representations made at the Public Hearing, may:
 - a) Pass the proposed amendment;
 - b) Make such changes as it considers necessary to the proposed amendment if any, and proceed to pass the proposed amendment; or
 - c) Defeat the proposed amendment.
- 10) Council, on its own initiative, may proceed to undertake an amendment to this Bylaw.
- 11) When an amendment application has been refused pursuant to this Bylaw, the submission of another application for an amendment on the same parcel of land for the same or similar purpose or use shall not be accepted until (6) six months after the date of refusal.

3 DEFINITIONS

A

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

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

ACCESSORY BUILDING/STRUCTURE 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 detached garage, carport, shed, storage building, hobby greenhouse, gazebo, deck, patio, permanently installed swimming pool and similar buildings.

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

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

ADDITION means structural modification, extension or alteration to an existing building. In addition, this may include an increase in the 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, or clothing and non-clothing merchandise and/or products are displayed and sold, appealing to or designed to appeal to erotic or sexual appetites or inclinations. Typical uses include adult mini theatres, strip clubs or shows, peepshows, erotic dance clubs, 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, and facilities for impounding and quarantining animals. This does not include boarding or breeding kennels.

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 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 honeybees for the purpose of commercial honey production.

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

ACCESSORY BUILDING/STRUCTURE 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 detached garage, carport, shed, storage building, hobby greenhouse, gazebo, deck, patio, permanently installed swimming pool and similar buildings.

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APIARY means the use of land for the keeping of honeybees 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.

B

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

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

BED AND BREAKFAST means a private single detached dwelling 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.

C

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 retail 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.

COMPREHENSIVE SITE PLANNING means a development comprising one or more multi-family dwellings, a manufactured home park, a shopping centre, or any multiple use building.

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.

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, 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 or recreational vehicles. Park model recreation units and industrial camp trailers are categorized as manufactured homes.

DWELLING, MULTI-UNIT 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 and intended as a permanent residence, as shown in Figure 3-1.

Figure 3-1: Illustration of Dwelling – Multi-unit



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 Figures 3-2 and 3-3.

Figure 3-2: Illustration of Dwelling – Semi-Detached



Figure 3-3: 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 3-4.

Figure 3-4: Illustration of Dwelling – Townhouse

E

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

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

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.

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 3-5, fence height is the vertical distance between the natural ground level and the top of the fence at any given point.

Figure 3-5: 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.

FLOOD HAZARD AREA means the area of land bordering a water course or body of water that would be inundated by a 1:100-year flood (that is, a flood that has a 1% chance of occurring every year) as determined by Alberta Environment and Parks.

FLOODWAY means 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.

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.

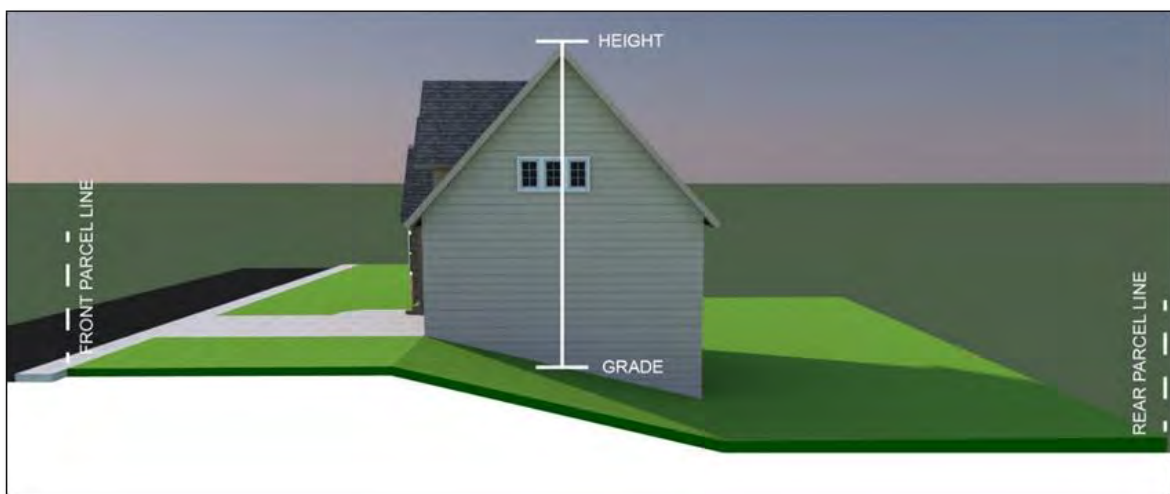
FRAGMENTED PARCEL means a portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine, or similar feature. Lands identified as riparian (unregistered) natural or man-made drainage ways do not constitute grounds for fragmentation. 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

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 3-6.

Figure 3-6: Illustration of Grade



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

GREENHOUSE means a development where bedding, produce and ornamental plants are raised, processed, 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.

H

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 3-6 and 3-7. Fence height is an exception and is not measured from grade.

Figure 3-7: Illustration of Height



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 which shall be limited to the confines of the residence. May require the keeping of products or goods related to the business on-site, client or customer visits or non-resident employees. Uses in this category include small businesses or a Group Family Child Care Program as laid out in provincial regulations.

HOME OFFICE means a development consisting of the use of part of the primary dwelling by a resident of the dwelling for a business that involves a professional or service office operated by the resident, and which does not involve any external signage, keeping of products or goods related to the business on-site, client or customer visits (including deliveries) or non-resident 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 on-site consumption of alcoholic beverages.

HOUSEHOLD means:

- a) An individual or two (2) or more persons related by blood, marriage, or adoption sharing one (1) dwelling; 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, operated by an organized and recognized communal group such as a Hutterite Colony.

I

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.

K

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

KENNEL, HOBBY means a kennel where no more than six dogs over the age of 6 months, are kept on the

premises for breeding or showing purposes. The operator of the hobby kennel must reside on the parcel on which the hobby kennel is located.

L

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

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

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

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

M

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

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

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.

N

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

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

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

NON-CONFORMING PARCEL means a parcel on the official records on file at the Land Title Office in Alberta before the adoption date of this Bylaw that does not adhere to the parcel area and width requirements.

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

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

O

OFFICE, PROFESSIONAL means development to accommodate:

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

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

OIL AND GAS FACILITY means a 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 means a facility to process, treat, dispose of, store or recycle oilfield waste.

P

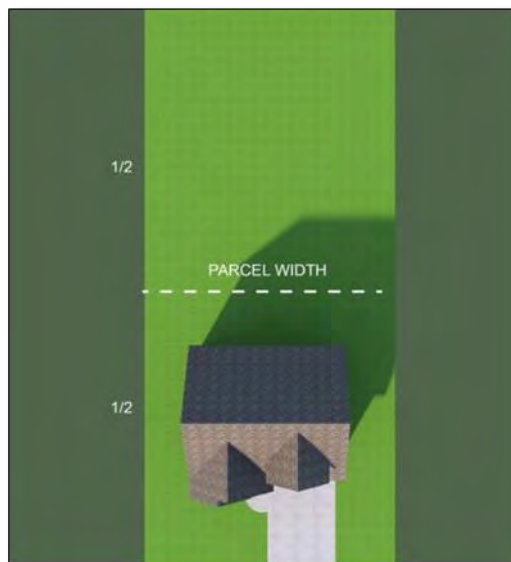
PARCEL means a piece of land being a Lot, Block, quarter section, legal subdivision, river lot, condominium unit, described lot or other quantifiable piece of Real Property contained within the legal description of a valid Certificate of Title registered at the Alberta Land Titles Office.

PARCEL COVERAGE means the sum of the areas of the building footprints of every building or structure on the parcel, as shown in Figure 3-8. 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 3-8: Illustration of Parcel Lines

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

PARCEL WIDTH means the distance between the side parcel lines at a point midway between the front and rear of the parcel and parallel to the street line as shown in Figure 3-9.

Figure 3-9: Illustration of Parcel Width

PERSONAL SERVICES ESTABLISHMENT means a development used for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical services include but are not limited to barbershops,

hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaners, and similar uses, but do not include health services.

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

R

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

RECREATION, INDOOR means facilities within an enclosed building for sports, active recreation, performing and cultural arts where patrons are predominantly participants. This includes, but is not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs. 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 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.

RURAL SUBSIDIARY means a service or business demanding a skilled trade or craft carried out on an agricultural parcel where the landowner resides. This includes but is not limited to growing, packing and sale of goods and food products, small-scale wineries and breweries, storefronts, workshops, and food establishments including cafes and diners.

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 equal to or 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.

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.

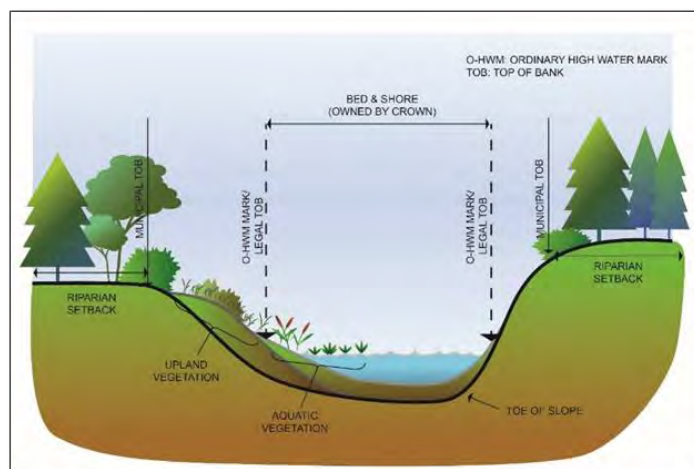
T

TEMPORARY USE means a temporary or non-permanent use or development 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 which will only occur for a defined period of time such as festivals, 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 flood hazard area 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 3-10: Illustration of Typical Stream).

Figure 3-10: 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 3-10: 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.

W

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.

WORKING DOG means a dog suitable by training for useful work with livestock, distinguished from one suitable primarily for pet, show, or sporting use.

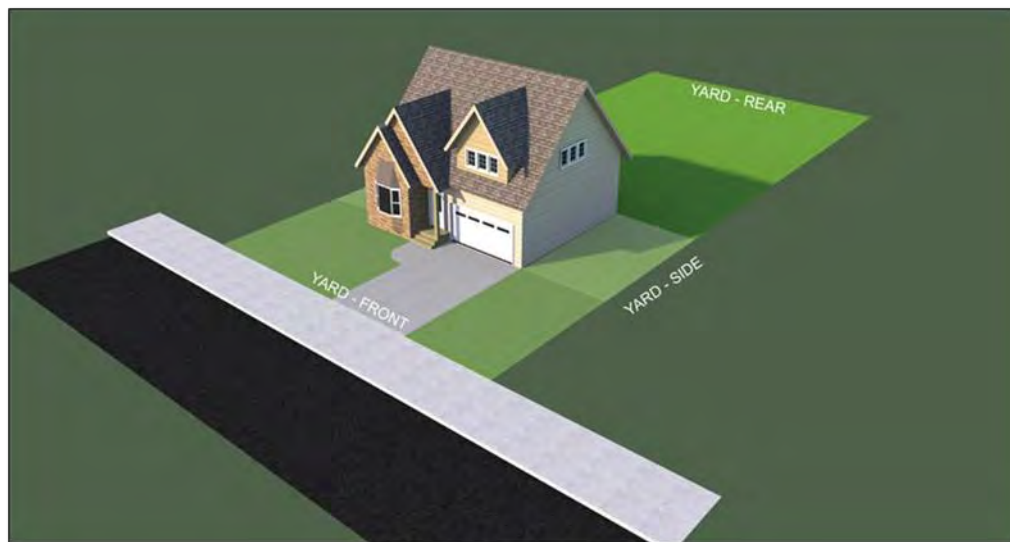
Y

YARD, FRONT means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel, as shown in Figure 3-11.

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 3-11.

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 3- 11.

Figure 3-11: Illustration of Yards



4 DEVELOPMENT PERMITS

4.1 Control of Development

- 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).
- 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) 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.

4.2 Permits Required

- 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.

4.3 Permits Not Required

- 1) The following developments and uses shall not require a development permit provided they conform to all provisions of this Bylaw:
 - a) Those uses or developments exempted by provincial or federal legislation;
 - b) The completion of a building which was lawfully under construction at the date of the adoption of this Bylaw provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted;
 - c) Utility services underground or in registered rights-of-way;
 - d) The temporary use of a building, in relation with a federal, provincial or municipal election, referendum or census;
 - e) Works of maintenance or repair of any building, provided that such works do not include structural alterations or renovations over 50% of the value of the building above its foundation;
 - f) Internal alterations, external maintenance, or repair of any building provided that the use, intensity, height, or gross floor area of the building does not change;
 - g) The construction and maintenance of gates, fences, walls or other means of enclosure less than 1.8 m (5.9 ft.) in height;
 - h) A temporary building, the sole purpose of which is incidental to the 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 exclusively 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, in accordance with section 6.18;
- j) Accessory buildings which have a floor area of no greater than 15.0 m² (161.5 ft²);
- k) Any signage for which approval from Alberta Transportation is required;
- l) On-site landscaping;
- m) Non-enclosed Decks which are less than 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; and
 - iii. Fences for sports-related purposes less than or equal to 4.0 m (13.1 ft.) in height;
- o) One temporary on-site sign not exceeding 1.0 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and intended for:
 - i. Advertising the sale or lease of a dwelling 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) When accessory to residential uses:
 - i. 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 3.0;
 - iii. 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) Clock towers, monuments, sculptures or federal, provincial or municipal flags and their support structures, as well as other similar aesthetic enhancements;
- s) 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 requires approval from the Development Authority;
 - ii. Compliance with side and rear yard setbacks of the applicable District;
 - iii. 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.
- t) 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;
- u) Shipping Containers in A-1 and A-2 Districts on parcels greater than ten (10.0) acres;
- v) 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;
- w) Work camps established for oil and gas drilling rigs; and,
- x) 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;

4.4 Development Permit Application

- 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 multi-tenant property, in which case the application must be submitted by the owner.
- 2) The application shall be made on a form prescribed by Greenview, which shall be completed and accompanied by all required information, in accordance with Greenview policies and procedures in this Bylaw.
- 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 rights-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 6.25;
 - ix. The extent of existing treed areas and an indication of which trees are proposed for removal; and
 - x. North arrow, scale, and date of the drawing.
- e) A dimensioned floor plan and elevations;
 - f) A written statement to describe and justify the proposal;
 - g) For a new building larger than 47 m² (500 ft²) or an alteration to an existing building that will result in a building larger than 47 m² (500 ft²), confirmation in writing from the Alberta Energy Regulator (AER) of the location or absence of any abandoned wells within the parcel, unless such information was previously provided one year prior to the application date;
 - h) The estimated commencement and completion dates;
 - i) The estimated cost of the project or contract price;
 - j) 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,
 - k) Such additional information as the Development Authority may require.

4.5 Complete Development Permit Application

- 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 may be extended by an agreement in writing between the applicant and the Development Authority.
- 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) If the Development Authority determines that the application is incomplete, the Development Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue to the applicant a written notice, indicating:
 - a) The application is deemed incomplete;
 - b) A detailed list of the outstanding documents and/or information required by the Development Authority in order for the application to be deemed complete;
 - c) The date which the required outstanding documents and/or information must be submitted to the Development Authority, as either set out in the notice or as agreed upon by the applicant and the Development Authority.
- 4) If the applicant submits all the outstanding information and documents required by the Development Authority pursuant to Section 4.3.3 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.

- 5) If the applicant fails to submit all the outstanding information and documents required by the Development Authority pursuant to Section 4.3.4 on or before the date prescribed by the Development Authority or as agreed upon by the applicant and the Development Authority, the application is deemed to be refused.
- 6) If an application is deemed to be refused under Section 4.3, the Development Authority shall issue to the applicant a notice in writing that the application has been refused and the reason for the refusal.
- 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.
- 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.

4.6 Development Permit Processing

- 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.
- 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) Upon receipt of a complete application for discretionary uses or permitted uses with variances, the Development Authority shall refer the application to:
 - a) Other Greenview departments for review and comments;
 - b) Any agency in order to receive comment and advice; and
 - c) Adjacent landowners as defined in the *Municipal Government Act*, and/or any additional impacted landowners at the discretion of the Development Officer.

4.7 Development Authority Discretion

- 1) If a proposed use of land or a building is not specifically listed as "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 as a "Permitted Use" or "Discretionary Use" under that Land Use District and may issue a development permit for the proposed use as a Discretionary Use;
- 2) In making a decision on an application for a use listed under the "Permitted Uses" column in the 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;
 - b) Approve with a variance, with or without conditions, either permanently or for a

- limited period of time; or,
- c) Refuse a development permit application if the proposed development does not conform with this Bylaw.
- 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 may:
 - 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.
- 4) Notwithstanding a use is “Permitted”, 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.

4.8 Variances

- 1) The Development Authority may issue a development permit granting a variance of a requirement of this Bylaw if, in the opinion of the Development Authority:
 - a) The proposed development would not unduly interfere with the amenities of the neighbourhood;
 - b) The proposed development would not materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - c) Compliance with the Bylaw causes unnecessary hardship or practical difficulties particular to the use, character or unusual situation of the land or building, which are not generally common to other sites in the same District;
 - d) The proposed variance is the minimum deviation from the required standards of this Bylaw to relieve the effect of the peculiar conditions or circumstances; and
 - e) The proposed variance is generally consistent with any applicable provision found in statutory plans or this Bylaw, and the intent of the Bylaw is met.
- 2) In the case of permitted uses, in no case shall the Development Officer allow a variance exceeding 15% to any regulations.
- 3) The Development Authority shall specify in its approval records the type and extent of any variance granted in a development permit approval.
- 4) Uses cannot be varied by the Development Authority. If a proposed development does not conform to either the permitted or discretionary use requirements within the applicable district, a Land Use Bylaw amendment will be required prior to development approval.

4.9 Conditions

- 1) The Development Authority may require that as a condition of issuing a development permit, the applicant enter into an agreement with Greenview:
 - 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;
 - ii) pedestrian walkways to connect the development with a walkway system that serves an adjacent development;
 - iii) 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
 - (2) loading and unloading facilities;
 - c) to pay an off-site levy or redevelopment levy;
 - d) to make all arrangements for the provision of required shallow/franchise utilities; and/or
 - e) To provide security to ensure the applicant complies with this bylaw, a development permit, an agreement under Section 4.7 or a statutory plan enacted by Greenview, which security may include, but is not limited to cash, an irrevocable letter or charge against the title to the land.
- 2) Any Development Agreement entered into in accordance with Section 4.7.1) 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 Greenview 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 said Agreement have been complied with to the satisfaction of the Development Authority.
- 3) Where municipal infrastructure is readily available to a proposed development or lot, as a condition of approval, the proposed development or lot shall be required to be serviced with municipal infrastructure rather than on site servicing.
- 4) 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.
- 5) 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.
- 6) 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 4.3, including payment of the costs of installing or constructing any

such facilities by the developer.

- 7) In addition to the provisions of Sections 4.7.1 – 4.7.6, 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, for the purpose of:
 - a) 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;
 - d) requiring special provisions be made for parking and loading beyond the minimum standards as outlined in Section 7 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;
 - h) 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
 - i) any other conditions necessary to ensure the development complies and is compatible with the development regulations or the Land Use Districts of this Bylaw.
- 8) Where the development requires a subdivision:
 - a) No development permit shall be issued prior to registration of the subdivisions; and
 - b) No development permit shall be issued until all conditions or works associated with the subdivision approval or development agreement are met or completed.

4.10 Notifications

- 1) A development permit for a Permitted Use without a variance is considered to have been issued on the Notice of Decision Date. 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 relevant appeal body, 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.

4.11 Appeals

- 1) The Subdivision and Development Appeal Board (SDAB) shall perform such duties and follow such procedures as specified in the Act and the SDAB Bylaw.
- 2) If the Development Authority issues a Discretionary Use development permit, with or without conditions, or a Permitted Use development permit with a variance, the decision may be appealed to the relevant appeal body by the applicant by serving the prescribed form of appeal with reasons for the appeal and the applicable appeal fee to the Clerk of the relevant appeal body, as per the *Municipal Government Act*, within twenty-one (21) days from the date on which notice of the written decision was given or by an affected party by serving the

prescribed form of appeal with reasons for the appeal and the applicable appeal fee to the Clerk of the relevant appeal body, as per the *Municipal Government Act*, within twenty-one (21) days from the date when notice is first advertised as per Greenview's Advertising Bylaw.

- 3) When an Appeal Notice has been served on the Clerk of the relevant appeal body with respect to a decision to approve an application for a development permit, the development permit shall not be effective until:
 - a) The decision on the development permit has been sustained by the relevant appeal body; or
 - b) The Clerk has received written notification from the appellant that the appeal has been withdrawn.
- 4) If the decision to approve a development permit application is reversed by the relevant appeal body, the development permit shall be null and void.
- 5) No appeal may be made respecting the issuance of a development permit for a Permitted Use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- 6) Applications for permission to appeal the decision of the relevant appeal body shall be made to the Alberta Court of Appeal in accordance with MGA on a question of law or jurisdiction within thirty (30) days of the decision of the relevant appeal body.
- 7) The relevant appeal body shall give its decision in writing together with reasons for the decision within fifteen (15) days of concluding the hearing.

4.12 Enforcement

- 1) 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, 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*.
- 2) Nothing in this Bylaw diminishes or in any way affects the powers of a Development Authority to issue Orders for Compliance or in any way affects any person's rights to appeal a Development Authority's Order.
- 3) Nothing in this Bylaw diminishes or in any way affects the rights of Greenview pursuant to the *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.
- 4) 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.

4.13 Development Permit Lapses

- 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.

- 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.

4.14 Notification of Permit Approval or Refusal of a Discretionary Use

- 1) When a Discretionary Use development permit application is approved, the Development Authority shall:
 - a) 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; and
 - b) Issue a notice of decision to the applicant or their agent.
- 2) When a Discretionary Use development permit application is refused; the Development Authority shall issue a Notice of Decision to the applicant or their agent stating the reasons for the refusal.
- 3) For the purposes of this Bylaw, the decision of the Development Authority is deemed to have been given on the date of issue on the Notice of Decision.
- 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 relevant appeal body, whichever is later.
- 5) Notwithstanding Section 4.14.4), the Development Authority is authorized to accept a new or revised application for the same or similar use for the same site prior to six months having elapsed from the date of refusal when, in the opinion of the Development Authority, the aspects of the application which caused it to be refused have been sufficiently modified or resolved.

4.15 Notification of Permit Approval or Refusal of a Permitted Use

- 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 Greenview's website.
- 2) When a Permitted Use development permit application is approved with a variance, the Development Authority shall:
 - a) 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; and
 - b) Issue a notice of decision to the applicant or their agent.
- 3) When a Permitted Use development permit application is refused, as it does not conform to the Bylaw, the Development Authority shall mail a notice of decision to the applicant or their agent, stating reasons for the refusal.

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

5 SUBDIVISIONS

5.1 Complete Subdivision Application

- 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.
- 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.
- 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 sixty-day deadline in which to process the application expires.
- 4) If the Subdivision Authority determines that the application is incomplete, the Subdivision Authority shall, prior to the expiry of the twenty (20) day review period or extended review period, issue a written notice to the applicant, indicating:
 - a) The application is incomplete;
 - b) A detailed list of the outstanding documents and/or information required by the Subdivision Authority in order for the application to be deemed complete;
 - c) The date which the required outstanding documents and/or information must be submitted to the Subdivision Authority, as either set out in the notice or as agreed upon between the applicant and the Subdivision Authority.
- 5) If the Subdivision Authority determines that the information and documents required by the Subdivision Authority pursuant to Section 5.1.4 are complete, the Subdivision Authority shall, within the time prescribed by the Subdivision Authority or as agreed upon by the applicant and the Subdivision Authority, issue 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 sixty-day deadline in which to process the application expires.
- 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.
- 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 relevant appeal body; and
 - b) The reasons for the refusal.

- 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.
- 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.

5.1 Appeals

- 1) The Subdivision and Development Appeal Board (SDAB) shall perform such duties and follow such procedures as specified in the Act and the SDAB Bylaw.
- 2) If the Subdivision Authority approves a subdivision, with or without conditions, the decision may be appealed to the relevant appeal body by the applicant or a party listed in section 678 of the *Municipal Government Act* by serving the prescribed form of appeal with reasons for the appeal and the applicable appeal fee to the clerk of the relevant appeal body, as per the MGA, within fourteen (14) days from the date on which notice of the written decision was given.
- 3) When an appeal notice has been served on clerk of the relevant appeal body with respect to a decision to approve an application for subdivision, the subdivision approval shall not be effective until:
 - a) The decision on the subdivision has been sustained by the relevant appeal body; or,
 - b) The Clerk has received written notification from the appellant that the appeal has been withdrawn.
- 4) If the decision to approve a subdivision application is reversed by the relevant appeal body, the subdivision shall be null and void.
- 5) Applications for permission to appeal the decision of the relevant appeal body shall be made to the Alberta Court of Appeal in accordance with MGA on a question of law or jurisdiction within thirty (30) days of the decision of the relevant appeal body.
- 6) The relevant appeal body shall give its decision in writing together with reasons for the decision within fifteen (15) days of concluding the hearing.

6 GENERAL REGULATIONS

6.1 Applicability

Except as otherwise stated in this Bylaw, Section 6 applies to all Districts established under this Bylaw.

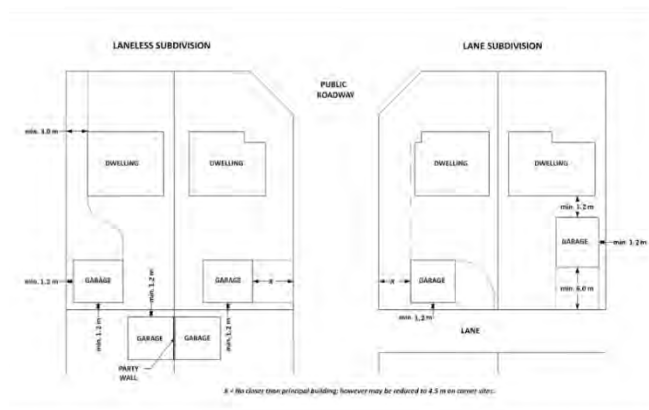
6.2 Accessory Buildings, Structures and Uses

- 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) In Agricultural One (A-1) and Agricultural Two (A-2) Districts greater than 8.09 ha (20 ac) and Rural Settlements (RS) Districts a building used for farming purposes is required to submit a Farm Building Confirmation Form, and all other accessory buildings will require a development permit application.
 - c) Accessory buildings, structures and uses are not permitted on any parcel, unless the principal building has been erected or will be erected simultaneously.
 - d) Where an accessory 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 will be considered part of the principal building and must comply in all respects with the requirements of this Bylaw applicable to principal buildings;
 - e) When located on a parcel of less than 1.01 ha (2.5 ac), an accessory building or structure shall not be bigger than the permitted size of the principal building, and all accessory buildings/structures and uses, collectively, shall not exceed the floor area of the principal building(s) on the parcel;
 - f) In the HR, CR-3, GC-LDR and GC-HDR Districts, an accessory building shall not exceed 6.0 m (19.69 ft.) in building height.
 - g) In all districts except for the A-1 and A-2 Districts, accessory buildings shall not exceed 8.0 m (26.25 ft.) in height from the inside wall grade to the top of the roof unless otherwise approved by the Development Authority.
 - h) An accessory building shall not be closer than the front line of the principal building. This provision may be relaxed for garages and carports only, at the discretion of the Development Authority where insufficient setbacks exist to place the building in the rear yard or side yard. In no case, however, shall the building encroach beyond the front yard setback;
 - i) Where an accessory building or structure is not attached to the principal building, the accessory building or structure must be setback a minimum of 1.2 m (4.0 ft.) from the principal building and any other accessory buildings;
 - j) In the GC-LDR District, accessory buildings shall be located (see Figure 6-1):
 - i. Where a party wall is constructed along the boundary line, accessory buildings may be built up to the sideline along the party wall;
 - k) In all HR, GC-HDR, GC-LDR, CR-2, CR-3 districts, notwithstanding this Section 6.2, where the vehicle doors of a detached garage face a road or lane abutting a site, the garage shall be 1.2 m (4.0 ft.), and no closer than 6.0 m (19.7 ft.) from the other side and rear

parcel line.

- I) This section does not apply to shipping containers which are incorporated in whole or in part into a building or structure or otherwise used as building materials.
 - i. The use of shipping containers on any parcel within Greenview shall require a development permit, except for parcels in A-1 and A-2.
 - ii. Depending on the use of the shipping container, a building permit may also be required.
 - iii. Shipping containers shall be sited in accordance with individual District regulations for height, siting and setbacks of buildings and structures.
 - iv. Shipping containers may only be stacked to a maximum of two (2) containers high and subject to the prior issuance of a building permit.
 - v. Shipping containers, as accessory buildings, should be free of advertising and 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, Except in the GC-CI and GC-EA Districts.
 - vi. Shipping containers must not occupy any required off-street parking spaces.
 - vii. Shipping containers must not occupy any areas that are required for open space or landscaping.
 - viii. 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.

Figure 6-1: Illustration of Lane and Laneless Subdivision (Not to scale)



6.3 Access to a Parcel of Land

- 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.
- 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.

- 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.
- 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.

6.4 Adult Entertainment Establishment

- 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 m² (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;
 - c) 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, childcare facility, group care facility, community recreation service or public park; and
 - d) Be located at least 50.0 m (164.0 ft.) from the nearest site upon which there is another adult entertainment establishment.
- 2) In order to protect surrounding uses from the potential adverse effects of an 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;
 - b) 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 establishment from the outside.
- 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.

6.5 Backyard Beekeeping

- 1) Where permitted within a Land Use District, every person keeping backyard bees and the owner of any parcel of land on which backyard bees are kept must comply with the following regulations:
 - a) Provide adequate water to prevent the bees from seeking water from other sources, such as neighbourhood swimming pools, birdbaths, ponds or other bodies of water;
 - b) Take all reasonable measures to prevent swarming and aggressive behaviour by the bees;
 - c) If the bees swarm or show signs of aggressive behaviour, ensure that the bees are re-

queened;

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

6.6 Backyard Hen Enclosures

- 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 m² (86.1 ft²) in floor area and 2.5 m (8.2 ft.) in height;
 - f) The coop and the pen must be placed at least 2.5 m (8.2 ft.) from the exterior side parcel line, the interior side parcel line, and the rear parcel line.
- 2) Backyard hen enclosures are for personal use only and products produced from backyard hen enclosures shall not be sold in any commercial manner.

6.7 Bed and Breakfasts

- 1) Where permitted within a District, a bed and breakfast operation must comply with the following regulations:
 - a) A bed and breakfast must clearly be secondary or incidental to the use of the dwelling 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.

6.8 Campgrounds

- 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.
- 2) An application for a campground shall include a detailed plan showing natural contours and vegetation, vehicle and pedestrian circulation systems, common areas, utilities, buildings, service areas and proposed campsites to the satisfaction of the Development Authority.
- 3) 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.

6.9 Cannabis Production Facilities

- 1) Federal approval is required prior to issuance of a development permit
- 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.
- 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.

6.10 Cannabis Sales, Alcohol Sales and Licensed Drinking Establishments

- 1) Cannabis sales shall not be located within the distances established from those uses or parcels identified by Alberta's *Gaming, Liquor and Cannabis Regulation*, as amended, or replaced from time to time.
- 2) Notwithstanding Section 4.6 of this Bylaw, the Development Authority shall not grant a variance to the requirements of Section 6.10.1.
- 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.

6.11 Child Care Facilities & Child Care/Family Day Homes

- 1) In considering a childcare facility or a childcare/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.
- 2) In the case of a childcare 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.

6.12 Comprehensive Site Planning

- 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 Greenview with a proposed site development and landscaping plan and enter into an agreement with Greenview specifying the respecting obligations of the developer and Greenview, in addition to those requirements of Sections 9.4, 9.5, and 9.7, 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;
 - d) the period of time agreed upon for completion of construction or installation of the facilities;
 - e) the provision to Greenview 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.
- 2) In considering a condominium plan or a bareland condominium plan, the following shall apply:
- a) Except as provided for in Section 6.27.4, the development regulations of the District in which the condominium plan or bareland condominium plan is located shall apply;

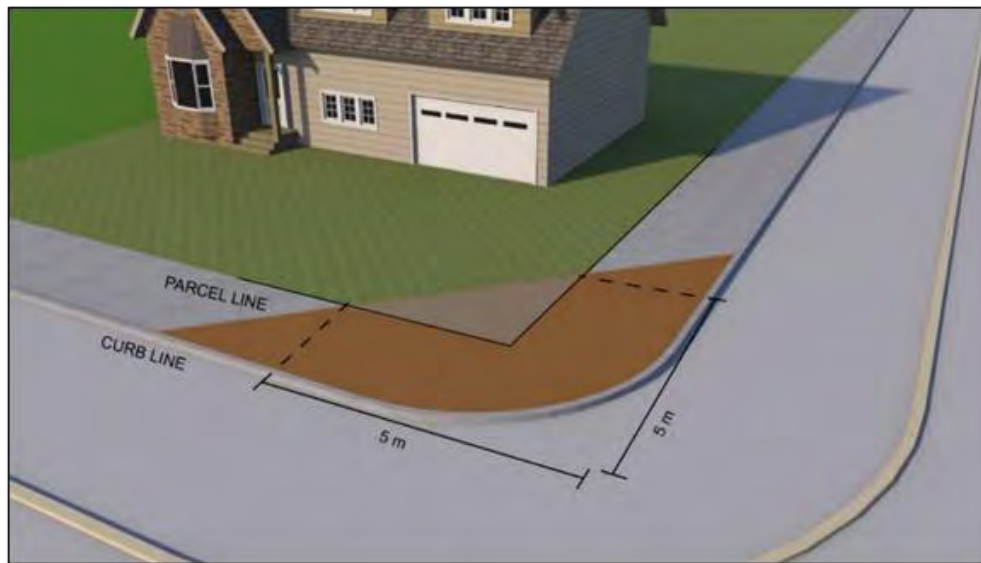
- b) The Development Guidelines and Municipal Servicing Standards may, at the discretion of the Development Authority, be relaxed within the condominium plan or the bareland condominium plan provided that:
 - i. adequate emergency vehicle access, legal road access, and municipal servicing is provided 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.
- 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 4.6 when considering a relaxation to these regulations
- 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 two (2) storeys.
- 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.
- 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.

6.13 Conversions of Building Use

- 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.

6.14 Corner and Double-Fronting Parcels

- 1) On a corner parcel in the HR, CR-3, 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 6-2.

Figure 6-2: Illustration of Corner Parcel Sight Triangle

- 2) Notwithstanding any other provision of this Bylaw, no sign shall be located within the areas defined in Section 6.14.1 or illustrated in Figure 6-2 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.
- 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.).

6.15 Drive-Through Businesses

- 1) 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; or
 - c) create unsafe traffic circulation on the site.
- 2) A drive-through business may be located in a shopping centre or other multiple use development at the discretion of the Development Authority.

- 3) The minimum required separation distances for drive-through businesses 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
 - iii. 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.
- 4) 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 6.15.4a), 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,
 - e) pump islands must be located to allow a through traffic lane with a minimum width of 6.0 m (19.7 ft.).
- 5) 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 Development Guidelines and Municipal Servicing Standards.
- 6) Drive-through aisles shall be clearly delineated as such and separated from any adjacent landscaped areas by poured-in-place concrete curbing.
- 7) The site and all improvements thereon shall be maintained in clean and tidy condition, free from rubbish and debris.
- 8) Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Authority.
- 9) 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.
- 10) 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 use or Residential District.
- 11) 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.

- 12) The location and orientation of features such as menu boards and outdoor speakers shall be determined by the Development Authority, having regard to potential impacts on adjacent developments.

6.16 Employee Accommodation

- 1) Employee accommodation shall only be allowed when it is associated with an industrial or commercial use for which a development permit has been issued.
- 2) Employee accommodation shall be clearly secondary and accessory to the principal use of the parcel and shall be operated for the sole purpose of on-site housing of employees of the business operating on the same parcel or nearby parcel in Crown Land (CL) District.
- 3) The area of the employee accommodation is limited to a maximum of 5% lot coverage, including parking area.
- 4) All parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority.

6.17 Environmental Standards

- 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.
- 2) All developments must be designed to ensure the stormwater runoff to adjacent lands or watercourses does not exceed pre-development flows.
- 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.

6.18 Farm Buildings

- 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 must comply with the following:
 - a) All permits required by the Safety Codes Act must be obtained by the landowner;
 - 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, and submitted to Greenview prior to construction; and
 - d) Development permits are required for dwellings and related accessory buildings, as well as specific agricultural operations as defined in this Bylaw.
 - e)

6.19 Fences and Shelterbelts

- 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.
- 2) No barbed wire, razor 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, and DC-BP Districts. 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.
 - 3) Fences along interior and rear yard parcel lines (where not adjacent to a highway) in Residential Districts shall not exceed a height of 2.0 m (6.6 ft.).
 - 4) 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) Fences on the exterior yard parcel line of a residential parcel may not exceed a height of 1.8 m (5.9 ft.).
 - 6) A fence located in an Industrial or Commercial District shall have a maximum height of 2.5 m (8.2 ft.).
 - 7) Open mesh and chain link fences erected for a cemetery, public works or utility, Industrial District, public playground, park, or school must not exceed a height of 3.0 m (9.8 ft.).
 - 8) At the intersections of local roads and highways, no fence, hedge, shelterbelt or other planting or growth shall unduly restrict the vision of approaching traffic.
 - 9) 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.

6.20 Fire and Emergency Services Protection

- 1) The Subdivision Authority or Development Authority shall ensure that parcels are designed such that safe, unrestricted access for fire fighting vehicles and equipment is afforded to all buildings and parcels in accordance with any requirements of the Greenview Fire Chief and provincial fire authorities having jurisdiction.
- 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.
- 3) To ensure compliance with Section 6.20.1, the Subdivision Authority or Development Authority may require that an owner or developer provide security in a development agreement to ensure the provision of water supply or other requirements of the Subdivision Authority or Development Authority and/or the Greenview Fire Chief are carried out.
- 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.

6.21 Hazardous Chemical Storage and Handling**1) General**

- a) 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:
 - i. does not comply with any applicable federal, provincial and/or industry requirements/standards related to development setbacks;
 - ii. would, in their opinion, pose an unacceptable level of risk in the event of a breach or unanticipated release; or,
 - iii. 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.

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 or his delegate for 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.

6.22 Height Exceptions**1) The maximum height regulations of this Bylaw do not apply to the following:**

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

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

6.23 Home Occupations

- 1) Where permitted within a District, home occupations (minor and major) must be for a 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 excessive 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.
 - g) A Home Occupation, Major shall not include:
 - i. Salvage yards; and/or
 - ii. Sand and gravel processing.
- 2) Where permitted within a District, Home Occupations, Minor 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) business visits 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 (6) children.
- 3) Where permitted within a District, Home Occupations, Major on parcels less than 1.2 ha (3.0 ac) must comply with the following regulations:
- a) The following applies to all home occupations (major and minor):
 - 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-premises sales, provided that the product is incidental and related to the business provided by the home occupation.
 - iv. In addition to the general requirements in Section 6.34 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 home occupations, minor:
 - i. No signage related to the home occupation; minor is allowed.
 - ii. No additional parking is required aside from that required for the residential use.
 - iii. A home occupation, minor shall have no adverse impacts on adjacent parcels of land.
 - c) The following applies to home occupations, major:
 - i. The dwelling in which a home occupation, major 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 m² (4.3 sq. ft.) in area.
 - ii. 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.
- 4) Where permitted within a District, Home Occupations, Major on parcels equal to or greater than 1.2 ha (3.0 ac) 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; and
- e) Shall not result in traffic that exceeds the equivalent of five (5) full-time employees and eight (8) business visits per day;

6.24 Kennels

- 1) A kennel shall not unduly interfere with the use and enjoyment of adjacent properties.
- 2) Unless a development permit has been issued for a kennel, the keeping of dogs is permitted in all Land Use Districts, provided Animal Control Bylaws are met. In granting a development permit for a kennel, conditions of approval shall:
 - a. Limit the term of the permit to a period not exceeding three (3) years;
 - b. Require that all dogs be kept indoors from 10:00 p.m. and 7:00 a.m.; and
 - c. Require that any outside runs be enclosed with fences a minimum of 1.8 m (5.9 ft.) in height.
- 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 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;
 - c) 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.

6.25 Landscaping and Screening

- 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.
- 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 Greenview.

- 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 authorized in writing by the Development Authority prior to the revisions being undertaken as an addendum to the approved landscaping plan.
- 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. Flood hazard area;
 - iv. Land with a natural gradient of 15% or greater; and,
 - v. A strip of land not less than 15.0 m (49.2 ft.) in width along any river, stream, creek or lake, such distance to be measured from the top of the bank unless the Development Authority considers a lesser distance to be sufficient based on the submission of supporting evidence;
 - c. Conserve existing trees and shrubs to the maximum extent possible;
 - d. Provide additional separation, or buffering, between adjacent land uses;
 - e. The use of site furniture, site lighting and surface treatments to enhance the appearance of a proposed development;
 - f. Enhance the site by planting of additional trees and shrubs:
 - i. A minimum overall density of one (1) tree per 40.0 m² (430.56 ft.²) of the required setback area;
 - ii. A minimum overall density of four (4) shrubs per 100.0 m² (1076.39 ft.²) of the required setback areas;
 - iii. A minimum height of 1,000 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) The Development Authority may restrict the area or portion of the parcel to be hard

surfaced. Hard landscaping shall not exceed 25% of the total parcel area.

- 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).
- 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.
- 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.
- 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.
- 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
- 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.
- 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.

6.26 Location and Sitings

- 1) No principal building shall be located in any required front, side, or rear yard setback, unless a variance has been granted by the Development Authority.
- 2) No accessory building or detached suite shall be located in any required front, side, or rear

yard setback, except as provided in Section 6.40, "Setback Exceptions" of this Bylaw.

6.27 Manufactured Dwellings

- 1) All manufactured homes shall be of sound construction and appearance to the satisfaction of the Development Authority.
- 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.
- 3) Every manufactured home within Greenview must be placed on a permanent foundation and meet Alberta Building Codes (Alberta Safety Codes Authority).
- 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) 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.
- 6) Skirting must be installed within ninety (90) days from the date which the manufactured home is placed on the foundation.
- 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.
- 8) All manufactured homes shall be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.
- 9) Notwithstanding the definition of Manufactured Dwellings, industrial trailers are discretionary uses in the following districts: CR-1, CR-2, CR-3, and A-1 parcels under 10 acres.
- 10) Notwithstanding the definition of Manufactured Dwellings, industrial trailers are not allowed in HR, GC-LDR, GC-HDR, GC-MHP and MHP districts.

6.28 Mixed Use Development

- 1) Any development that includes dwellings above ground floor commercial development shall comply with the following requirements:
 - a) 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 7 of this Bylaw and the residential parking shall be clearly delineated from the commercial parking and signed accordingly; and
 - c) Residential visitor parking and commercial parking must be accessible to the public.
- 2) 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.
 - a) Separate garbage and recycling containment areas must be provided for the residential and commercial components of the development;
 - b) 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; and
- c) Dwellings shall comply with maximum density, minimum floor area, landscaping, and amenity area requirements for dwellings in the GC-HDR District.

6.29 Non-Conforming Parcels

- 1) A parcel on the official records on file at Land Titles 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.
- 2) Lawful non-conforming uses and buildings are subject to the provisions of the *Municipal Government Act*.

6.30 Non-Conforming Uses and Buildings

- 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 4.2 and 4.6 of this Bylaw for the purpose of making a building located on a site conform with the requirements of this Bylaw.
- 2) The development permit applications referred to in Section 6.30.1 a) ii. shall be processed and decided upon in accordance with Sections 4.4 – 4.7 of this Bylaw.
- 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.
- 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) 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.
- 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.

- 7) A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt, or structurally altered, except:
 - a. To make it a conforming building,
 - b. for routine maintenance of the building, if the development authority considers it necessary, or
 - c. in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.
- 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.
- 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.

6.31 Number of Dwellings

- 1) In considering if an additional dwelling will be permitted on a parcel of land, the Development Authority must be satisfied that:
 - a. 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.

6.32 Objects Restricted in Residential Areas

- 1) In the CR-2, CR-3, HR, MHP, GC-LDR, GC-MHP and GC-HDR Districts, no person shall:
 - a) Keep accumulated quantities of metal, wood or other materials which are visible from the front yard or internal subdivision road; or,
 - b) 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.

6.33 Parcel Areas and Width

- 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.
- 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.
- 3) The minimum parcel size required by this Bylaw may be reduced by a maximum of 10% if

part of the proposed parcel is required for the purpose of widening an existing highway or right-of-way.

- 4) 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.

6.34 Prohibited Uses, Objectionable or Restricted Developments

- 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.
- 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 maybe required may be incorporated into conditions for the approval of the development permit.
- 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.
- 4) In addition to any other considerations, if, in the opinion of the Development Authority, the pollution, hazard or nuisance level of 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.

6.35 Recreational Vehicles

- 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 6-1.
- 2) Habitation or use of a recreational vehicle may be permitted up to fourteen (14) days a year provided the number of recreational vehicles located on a parcel does not exceed the number allowed in Table 6-1.
- 3) A recreational vehicle cannot be placed within the setbacks identified in Section 6.41,

Setbacks from Adjacent Roads, and shall meet all other required setback regulations for the District.

- 4) A recreational vehicle may not be augmented by adding an attached canopy, deck, lean-to, or any other attached accessory building. Detached accessory buildings over 15.0 m² (161.5 ft²) require a development permit.
- 5) Sewage and wastewater systems, including holding tanks and onsite treatment are subject to approval from an agency authorized by the Alberta Safety Codes Authority.
- 6) Utility hookups are subject to approval from an agency authorized by the Alberta Safety Codes Authority.
- 7) Notwithstanding Section 6.35.6, approval for the supply of on-site electrical power will not be granted without an approved development permit.

Table 6-1: Recreational Vehicle Regulations

LAND USE DISTRICT	PARCEL SIZE	MAX. # OF RECREATIONAL VEHICLES
Agricultural One (A-1) District	Between 64.7 ha (160.00 ac) and 32. Ha (79.1 ac)	5
Agricultural One (A-1) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4
Agricultural One (A-1) District	Less than 8.1 ha (20 ac)	3
Agricultural Two (A-2) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4
Country Residential One (CR-1) District <i>outside the Sturgeon Lake Area Structure Plan</i>	Between 8.1 ha (20 ac) and 1.2 ha (3 ac)	1
Country Residential One (CR-1) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 8.1 ha (20 ac) and 1.0 ha (2.5 ac)	3
Country Residential Two (CR-2) District <i>outside the Sturgeon Lake Area Structure Plan</i>	Between 2.0 ha (5 ac) and 1.0 ha (2.5 ac)	1
Country Residential Two (CR-2) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3

6.36 Relocation of Buildings

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

- 3) In considering an application to move a building onto a parcel of land or relocate a building within a parcel of land, the Development Authority may circulate the application to, property owners adjacent to the subject parcel.
- 4) 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.

6.37 Retail Gasoline Sales, Bulk Fuel Depots and Vehicle Washing Establishments

- 1) Any application for retail gasoline and petroleum products sales or a bulk fuel depot shall be referred to the Greenview Fire Chief, Manager, Operations and Manager, Environmental Services for their review.
- 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).
- 3) In addition to the siting requirements of Section 6.26 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.
- 4) No development permits will be issued for the installation of fuel or any other flammable liquid storage tanks prior to Greenview 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) Where located adjacent to a Residential District, any lighting proposed to illuminate the lot shall be located and arranged so that all direct rays of light are directed upon the lot only and not on any residential lot.
- 6) All lot, building and setback requirements pertaining to drive-through businesses per Section 6.41 of this Bylaw shall also apply to vehicle washing establishments.

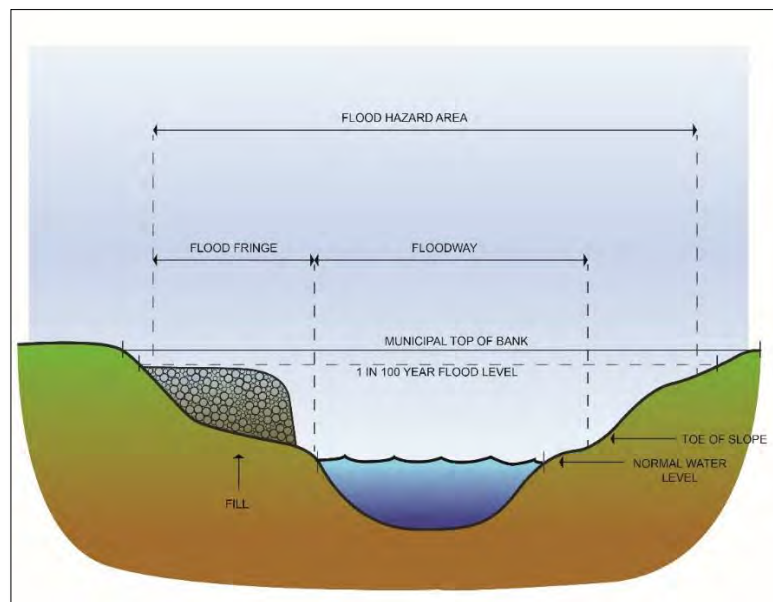
6.38 Riparian Protection Area

- 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.).
- 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.

- 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.
- 4) No development shall take place in the floodway as shown in Figure 6-3, except for the following uses:
 - a. Agriculture, Extensive that does not include buildings, structures or any obstruction in the floodway;
 - b. Roads, bridges, flood and erosion infrastructure as part of public works, services and utilities carried out on behalf of the Federal, Provincial or Municipal Authorities on land that is publicly owned or controlled;
 - c. Pathways that are constructed level with the existing natural grades;
 - d. Recreational uses provided there are no buildings, structures, or any obstruction in the floodway; and,
 - e. Replacement of an existing building not involving the construction or placement of fill material below the 1: 100-year design flood. Replacement or new basements are not included in this provision.

Figure 6-3: Illustration of Flood Hazard Area



- 5) Subdivisions are prohibited on parcels completely within the floodway.
- 6) Development within the flood fringe (see Figure 6-3) 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 Association of Professional Engineers and Geoscientists of Alberta (APEGA) shall provide a detailed site survey and cross-section drawings in support of the application;
 - b. Have no 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.
- 7) Notwithstanding any other provision in this Bylaw, all development within the flood fringe is discretionary.

6.39 Riparian Protection Regulations – Compliances & Variance

- 1) Any development which either has an issued development permit or was exempt from requiring a development permit pursuant to the Land Use Bylaw 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.
- 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.

6.40 Setback Exceptions

- 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;
 - c. Non-enclosed or open patios, sun decks or terraces, provided that such projections do not exceed 40% of the width of a required front, side or rear yard;
 - d. Balconies and sunshades provided that such projections do not exceed 40% of the width of a required front, side or rear yard;
 - e. Fences, which must be located a minimum setback of 0.3 m (1 ft.) from the nearest parcel line of the roadway right-of-way;
 - f. Trees or other planting adjacent to a municipal road for a shelterbelt, hedge or similar purpose, which must be located a minimum setback of 8.0 m (26.2 ft.) from the nearest parcel line of the road right-of-way;
 - g. Uncovered permanent swimming pools, provided they are:
 - i. Not constructed, sited or placed in a front yard in any residential parcel less than 2.0 ha (5.0 ac) in size;
 - ii. At least 3.0 m (9.8 ft.) from any side or rear yard parcel line; and,
 - iii. Located within a fenced yard or surrounded by a fence.

- h. Covered permanent swimming pools, provided they are:
 - i. Not constructed, sited or placed within a front yard in 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.

6.41 Setbacks from Adjacent Roadways

- 1) Unless stipulated otherwise in the applicable 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.)
- 2) The setback from all provincial highways and all other roads will be measured from the right-of-way boundary.

6.42 Show Homes

- 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.
- 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.

6.43 Signage

- 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, within a reasonable period of time, as determined by the Development Authority:
 - i. remove the sign and all related structure components , 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.
- 2) Permanent Signage
- a. A permanent sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is not for a federal, provincial or municipal 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 any area of Greenview unless a development permit approved by the Development Authority has been issued for the permanent sign, subject to Section 6.41, Setbacks from Adjacent Roads;
 - c. 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.
 - d. Permanent signage on private property shall be limited to two (2) permanent signs per parcel;
 - e. Permanent signage on private property shall not advertise a business, activity or event that is not located on the parcel of land on which the sign is located;
 - f. Permanent signage shall:
 - i. 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.
- 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 m² (10.8 ft²) in area or 1.5 m (4.9 ft.) in height and that: is subject to the regulations in Section 6.41, Setbacks from Adjacent Roads. Common examples include signs that: advertise the sale or lease of a dwelling or property; identify a construction or demolition project for which a development permit has been

issued; or identify a charitable campaign.

- b) A temporary sign shall not be:
 - i. Greater than 1.0 m² (10.8 ft²) in area;
 - ii. Greater than 1.5 m (4.9 ft.) in height;
 - iii. Located on a parcel of land for more than twenty-one (21) days;
 - iv. For the commercial sale of goods or services; or,
 - 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 must be removed no more than seven (7) days following the date any advertised event, project or sale concludes;
- d) Federal, provincial or municipal election signs shall not be erected until the call for a federal or provincial election or the start of the nomination period of a municipal election, and shall be removed within seventy-two (72) hours of the closing of the polls.

4) Logo Signage

- a) A logo sign is a sign that:
 - i. Exceeds 1.0 m² (10.8 ft²) in area;
 - ii. Exceeds 1.5 m (4.9 ft.) in height;
 - iii. Is placed within a highway or municipal road right-of-way; and,
 - iv. Is provided and erected by Greenview to display the logos and/or business names for local businesses or service providers.
- b) A logo sign shall not be erected on land or affixed to any building or structure within 300.0 m (984.3 ft.) of a highway or within 800.0 m (2,624.7 ft.) of the intersection of a highway and public road unless approval is obtained from Alberta Transportation pursuant to the Public Highway Development Act;
- c) A logo sign shall not be erected on land or affixed to any building or structure in any area of Greenview that is outside the setbacks identified in Section 6.43.3, Temporary Signage unless a development permit approved by the Development Authority has been issued for the permanent sign.

5) Home Occupation, Major or Bed and Breakfast Signage

- a) Signage associated with home occupation, major 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 self-supporting or attached to existing fencing; and
 - iv. no off-site signage associated with a home occupation, major is permitted, except for one directional sign in accordance with 6.43.1 d).

6) Sign Provisions – Hamlet Districts

- a) Further to, and notwithstanding anything to the contrary in, Sections 6.43.1 – 6.43.5, the following applies within the Hamlet Districts.

- b) These provisions do not apply to signs posted, placed or erected within any highway or any municipal road.
- c) These provisions apply to all signs that are posted, placed or erected on both private property and/or public property with the exception of the following:
 - i. signs posted, placed or erected by Greenview or signage erected under a contractual arrangement with Greenview;
 - ii. any sign required to be displayed under the provisions of federal, provincial or municipal legislation;
 - iii. name or number signs for the purposes of identification of buildings or parcels of land;
 - iv. 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,
 - v. window signs or any sign located within a building or structure not intended to be displayed to the outside public.
- d) A development permit is required to erect, relocate or structurally alter or enlarge any sign unless it is exempted under Section 4.13, identified in Section 6.43.6 “Sign Provisions – Hamlet Districts” or listed below provided they comply with the provisions in corresponding Sections:
 - i. A-Frame Sign (Section 6.43.8)
 - ii. Awning, Canopy and Under-Canopy Sign (Section 6.43.9);
 - iii. Banner Sign (Section 6.43.10);
 - iv. Construction Sign (Section 6.43.12);
 - v. Development Marketing Sign (Section 6.43.13);
 - vi. Fascia Sign (Section 6.43.15);
 - vii. Projecting Sign (Section 6.43.20);
 - viii. Real Estate Sign (Section 6.43.21); and
 - ix. Wall Sign (Section 6.43.23)
- e) In addition to the requirements of Section 4.4 and 4.5, a development permit application for a sign shall include the following information:
 - i. sign drawings with dimensions, thickness, and copy area of the sign;
 - ii. materials, finishes, colours, size of lettering and graphics;
 - iii. method of illumination, if applicable;
 - iv. mounting details or method of support, if applicable;
 - v. a site plan showing any existing signs and the proposed sign location in relationship to boundary lines, parking areas and buildings;
 - vi. for freestanding signs, an elevation drawing depicting the height of the sign in relation to the height of the principal building;
 - vii. mounting height or clearance to grade; and,
 - viii. the amount of projection of the sign from a building, if any.
- f) No sign, unless otherwise provided for herein, shall be allowed unless it is accessory to an existing use.

- g) A sign shall not be erected, operated, used or maintained if, in the opinion of the Development Authority:
 - i. 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;
 - ii. 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;
 - iii. its illumination would cause excessive light spillage onto adjacent sites, particularly residential; or,
 - iv. it would be situated within a sight line protection area identified elsewhere in this Bylaw.
- 7) The following are specifically prohibited:
 - a. An illuminating 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.
 - d. 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.
 - e. Where possible, signs shall not cover architectural details such as arches, sills, mouldings, cornices and transom windows.
 - f. Wiring and conduits for electrified signs must be concealed from view.
 - g. 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.
 - h. Except as may be otherwise specified in this Bylaw, the maximum area of any sign shall be 12.0 m² (129.2 ft²).
 - i. 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 m² (1.6 ft²) in area.
 - j. An approved major home occupation may display a sign, not larger than 0.4 m² (4.3 ft²) 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.

- k. 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 m² (53.8 ft²) in area shall be allowed to be erected on the site occupied by the place of worship, public education facility, or other institutional use.

8) A-Frame Sign

An A-Frame sign is exempt from the requirement for a development permit in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts, provided that:

- a. The maximum area of each A-Frame sign face shall be 0.7 m² (2.3 ft²);
- 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;

9) Awning, Canopy and Under-Canopy Sign

An awning, canopy or under-canopy sign is exempt from the requirement for a development permit in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts, 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.

10) Banner Sign

A banner sign is exempt from the requirement for a development permit in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS Districts, 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.

11) Billboard Sign

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.

12) Construction Sign

A construction sign is exempt from the requirement for a development permit in all hamlet, provided that:

- a. The sign does not exceed 5.0 m² (53.8 ft²) 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.

13) Development Marketing Signs

- a. A development marketing sign is exempt from the requirement for a development permit in all hamlet within the subject subdivision or on the site that is being marketed, provided that:
 - i. The sign is self-supported;
 - ii. The sign, if it is located within the subject subdivision or on the site that is being marketed, shall not exceed 3.0 m² (32.3 ft²) in sign area or 3.0 m (9.8 ft.) in sign height;
 - iii. 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 m² (129.2 ft²) 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;
- b. The sign is located only during the duration while the subject area is actively under development; and,
- c. There are no more than two (2) development marketing signs per site.

14) Electronic message Sign

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 located a minimum of 300.0 m (984.3 ft.) from any other electronic messaging sign facing the same direction;
- b. Displays only text messages consisting of letters, numerals, or symbols, but no other graphics or images shall be allowed except for a corporate logo;
- c. Ambient light level; and, shall not exceed 0.3 candles ambient light level.
- d. 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.
- e. 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.

15) Fascia Sign

A fascia sign is exempt from the requirement for a development permit in the HC, HI, GC-CC, GC-HC, GC- CI, GC-NC, DC-BP and INS Districts, 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.

16) Freestanding Sign

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 6.43.16a), a maximum of one (1) freestanding sign may be allowed per site except:
 - I. 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
 - II. 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 m² (3.3 ft²) in area for each lineal metre of frontage, to a maximum of 12.0 m² (129.2 ft²);
- d. Notwithstanding the provisions of Section 6.43.16c), 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 6.43.14).

17) Inflatable Sign

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

18) Neighbourhood Identification Sign

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 m² (64.6 ft²) 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;
- e. 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.

19) Portable Signs

Subject to Section 6.43.6d) 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:

- 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;
- d. Notwithstanding Section 6.43.19c), 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;
- h. Portable signs shall not be placed on a site so as to conflict with or take up space for parking, loading, or walkways;
- i. 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.

20) Projecting Sign

A projecting sign is exempt from the requirement for a development permit in the HC, HI, GC-CC, GC-HC, GC-CI, GC-NC, DC-BP and INS, 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 m² (5.4 ft²) 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.

21) Real Estate Sign

A real estate sign is exempt from the requirement for a development permit in all hamlet Districts, 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 m² (32.3 ft²) 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,
- h. In addition to the requirements specified in Section 6.43.21, in the HR, GC- LDR, GC-MHP and GC-HDR Districts, real estate signs must:
 - i. Not be illuminated;
 - ii. Not exceed 1.5 m² (16.1 ft²) 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 m² (32.3 ft²).

22) Roof Sign

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;
- b. 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.

23) Wall Sign

A wall sign is exempt from the requirement for a development permit in the HC, HI, GC-CC, GC- HC, GC- CI, GC-NC, DC-BP and INS Districts, 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.

6.44 Site Reclamation

- 1) Site reclamation shall be in accordance with the *Alberta Environmental Protection and Enhancement Act*, provincial Codes of Practice (e.g., for pits), the *Water Act*, and Conservation and Reclamation regulations, and any other regulatory requirements which may be applicable.
- 2) Reclamation of specified land shall ensure that the specified land shall be returned to an equivalent land capability that allows for the developments of uses compatible with adjacent land uses.
- 3) Reclamation plans shall be required at the development permit stage if the Development Authority deems site contamination a likely long-term outcome and these plans shall include current and final land use (following reclamation).

6.45 Site Stripping, Grading/Elevation and Drainage

- 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 to the satisfaction of the Development Authority.
- 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.
- 3) The Development Authority may specify an elevation at which any new development is to

be constructed in order to facilitate proper site drainage and connection to any existing or proposed sewer system.

- 4) Each newly developed parcel in a hamlet or multi-parcel subdivision shall be graded so stormwater does not drain onto adjoining public or private property, except when the property forms a part of a stormwater management system.
- 5) 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 when the property forms a part of a stormwater management system or where that drainage conforms to an approved grading and drainage plan and all appropriate easements are registered.

6.46 Site Suitability & Testing

- 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. a report identifying natural or man-made hazards along with proposed mitigation measures;
 - b. 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.
- 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.
- 3) If the report prepared pursuant to Section 6.47 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.
- 4) If, on the basis of the information required as per Section 6.47 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 Greenview.

- 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.
- 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 Greenview. 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 in accordance with Development Guidelines and Municipal Servicing Standards.

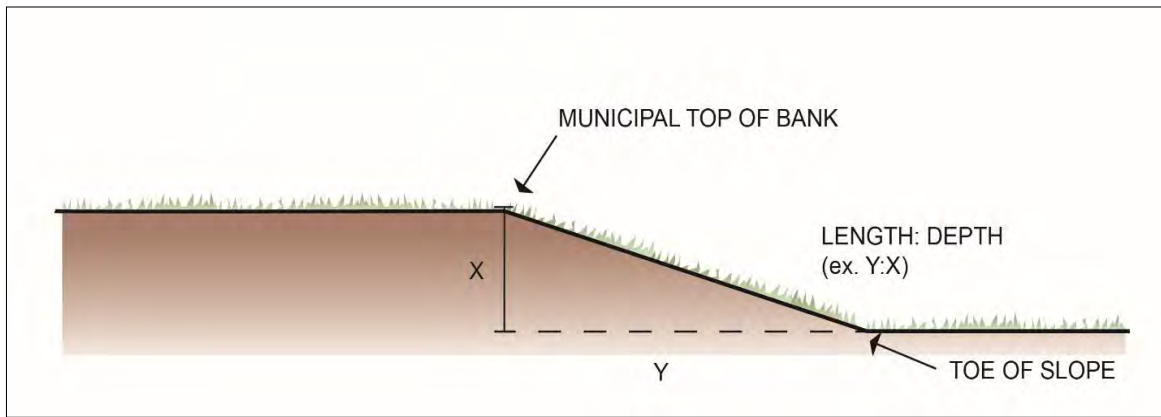
6.47 Slope Stability

- 1) The distances set out in Table 6-2 are the required depth of slope setbacks from the municipal top of bank as illustrated in Figure 6.4.

Table 6-2: 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 m (200.1 ft.)

- 2) If it can be demonstrated (via the submission of a slope stability assessment from a qualified professional) that the proposed development will not be placed at undue risk, the Development Authority may relax the suggested setback requirements at their discretion. 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 6-4.

Figure 6-4: Slope Depth

- 3) 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.

6.48 Soil Remediation

- 1) Soil remediation may be required on a parcel of land as a condition of subdivision or development approval where an environmental site assessment has established the presence of site contamination.
- 2) Remediation may include, but is not limited to, source removal, physical removal of contaminated groundwater and/or soil, natural attenuation, degradation by microorganisms or neutralization with chemicals that react with the contaminants to form benign substances.
- 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.

6.49 Solar Collectors

- 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.
- 2) Outside of the hamlets, notwithstanding Section 6.49.1, 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.
- 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.
- 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.

6.50 Suites

- 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 each suite, in addition to any parking requirements for the single detached dwelling
 - h) The maximum allowable habitable floor area of a suite shall be 45% of the gross floor area of the principal single detached dwelling,
 - i) A detached suite must:
 - i. Be constructed on a permanent foundation;
 - ii. Not contain a basement.
 - j) An attached suite must:
 - i. Be considered part of the primary single detached dwelling;

6.51 Telecommunication Towers

- 1) A development permit is required for a telecommunication tower within any hamlet or within 800 m (2624.7 ft.) of the perimeter of any hamlet.
- 2) Siting standards for telecommunications towers pursuant to Section 6.26.1:
 - 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.)
 - 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 does 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.
- 3) Without limiting the scope of Section 6.51, and notwithstanding any other provision of this Bylaw, the Development Authority has the authority to issue a letter of concurrence, taking into consideration:
- a) aesthetics;
 - b) opportunity to co-locate on an existing telecommunication tower;
 - c) consultation with affected landowners; and
 - d) whether or not the telecommunication tower unduly interferes with the amenities of the areas, which may include, but shall not be limited to:
 - i. natural environment;
 - ii. residential communities; and
 - iii. recreational opportunities.
- 4) Notwithstanding any other provision of this Bylaw, but subject to Section 6.29, Industry Canada regulates the telecommunication industry in Canada and is the authority that approves the locations of telecommunication towers.
- 5) In consideration of Section 6.51.3, the Development Authority may request the following
- a) Identification of any other similar structures within a 5.0 km (3.11 mile) 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.
- 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.
- 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.
- 8) Guy wire anchors shall be set back at least 28.0 m (91.8 ft.) from the property line.
- 9) All equipment shelters must meet Greenview's setback distances to roads and property lines.

6.52 Temporary Buildings and Uses

- 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 Development Permit.
- 2) Where an application for a development permit pursuant to Section 6.52.1 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.

- 3) If an extension to the six (6) month period in Section 6.52.2 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 Permit would cumulatively exceed a period of two years (2) years.
- 4) Notwithstanding Section 6.52.3, the Development Authority may issue, and subsequently consider for extension upon expiry, a temporary approval for the temporary construction of a prefabricated structure as defined in this Bylaw within the Institutional (INS) District for a period of time at their discretion provided it does not exceed five (5) years.
- 5) If a development permit is conditionally approved limiting the duration of its validity pursuant to Sections 6.52.1 – 6.52.4, 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.
- 6) The Development Authority may issue a Discretionary development permit for a dwelling, manufactured home, or recreational vehicle 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.

6.53 Uses Permitted in Any District

- 1) Except where specifically excluded, the following uses, buildings and structures are permitted in every District:
 - a) Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel, 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.

6.54 Utility Structures

- 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.
- 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.
- 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.

6.55 Wind Energy Conversion Systems (WECS)**1) WECS, MICRO**

- a) 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;
 - i. Compliance with side and rear yard setbacks of the applicable District;
 - ii. The total height shall not project 3.0 m (9.8 ft.) beyond the top of the roofline of building or exceed the maximum height regulation of the applicable District; and,
 - i. No nuisance shall extend beyond the property boundary

2) WECS, Minor

- a. WECS, Minor shall meet or exceed all federal and provincial regulations and shall include the manufacturer's specifications indicating:
 - i. the rated output in kilowatts;
 - ii. safety features and sound characteristics;
 - iii. type of material used in tower, blade, and/or construction;
 - iv. turbine height;
 - v. blade diameter and rotor clearance;
 - vi. *Canadian Standards Association* approval, if applicable;
 - vii. potential for electromagnetic interference;
 - viii. nature and function of over speed controls which are provided;
 - ix. specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;
 - x. information demonstrating that the system will be used primarily to generate

- on-site electricity; and,
- xi. location of existing buildings or improvements.
- b. 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.
- c. 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.
- d. 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.).
- e. The moving components (i.e., blades) clearance of any WECS, Minor shall not be less than 4.6 m (15.1 ft.) above grade.
- f. 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, WECS, Minor must comply with the minimum yard requirements of the District.
- g. 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.
- h. WECS, Minor shall comply with the following standards:
 - i. 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.
 - ii. In all other Districts providing for a WESC, Minor, the number allowed per parcel shall be at the discretion of the Development Authority.
 - iii. the system shall be equipped with manual and automatic over speed controls;
 - iv. 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,
 - v. the system shall be operated such that no electro-magnetic interference is caused.

3) WECS, Major

- a) The following definitions shall apply to WECS, Major:
- i. **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.
 - ii. **BLADE CLEARANCE** means the distance from grade to the bottom of the rotor arc of a horizontal axis rotor.
 - iii. **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.
 - iv. **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.
 - v. **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.
 - vi. **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.
 - vii. **HORIZONTAL AXIS ROTOR** means a wind energy conversion system where the rotor is mounted on an axis horizontal to the earth's surface.
 - viii. **HUB** means the rotating component of the wind turbine to which the rotor blades are fixed.
 - ix. **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.
 - x. **KILOWATT or kW** means the measure of power for electrical current.
 - xi. **METEOROLOGICAL 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.
 - xii. **NACELLE** means the frame and housing at the top of the tower that encloses the generator and protects them from the weather.
 - xiii. **ROTOR** means the blades and hub of the wind turbine that rotate during operation.
 - xiv. **ROTOR ARC** means the largest circumference travelled by the wind turbine's rotor blades.
 - xv. **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.
 - xvi. **SETBACK** means the distance measured from the base of the wind turbine tower to a property line, road, or watercourse.
 - xvii. **SHADOW FLICKER** means the repetitive moving shadows or reflection cast by

- the rotor blades as they cut through sunlight onto adjacent structures.
- xviii. **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.
- xix. **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.
- xx. **TOWER** means the vertical structure above grade that supports the nacelle and rotor assembly, electrical generator and/or meteorological equipment.
- xxi. **TOWER FOUNDATION** means the tower support structure, below grade, that supports the entire weight of the wind turbine.
- xxii. **VERTICAL AXIS ROTOR** means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.
- xxiii. **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.
- xxiv. **WIND ENERGY CONVERSION SYSTEM (WECS), MAJOR** means, further to the definition in Section 3.0 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.
- xxv. **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.
- xxvi. **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.
- xxvii. **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.
- b) In addition to the requirements of Sections 4.4 and 4.5 of this Bylaw, all applications for WECS, Major shall include the following:
- i. 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;
 - ii. An accurate site plan showing and labeling all information including the location of each existing and proposed wind turbine including setbacks as defined in Table 6-3, 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.
- iii. A phasing plan with locations and approximate timing for multi-phased projects;
 - iv. 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;
 - v. The manufacturer's specification for the wind turbine including:
 - (a) The wind turbine rated output in kilowatts,
 - (b) Safety features and sound characteristics, as available, and
 - (c) The type of material used in the tower, blade and/or rotor construction;
 - vi. A copy of the noise impact assessment report submitted to the Alberta Utilities Commission (AUC);
 - vii. A report regarding any public information meetings or other consultation processes conducted by the developer;
 - viii. Any impacts to the local road system including required approaches from public roads having regard to the applicable standards of Greenview;
 - ix. A preliminary reclamation/decommissioning plan;
 - x. Appropriate reports and/or approvals from the following:
 - (a) Alberta Community Development,
 - (b) Alberta Environment and Parks,
 - (c) Alberta Tourism, Parks and Recreation,
 - (d) Alberta Transportation,
 - (e) Alberta Utilities Commission,
 - (f) NAV Canada,
 - (g) Transport Canada, and
 - (h) Any other approvals or requirements as determined by the Development Authority.
 - xi) At the sole discretion of the Development Authority, prior to making a decision on a development application for a WECS, Major the Development Authority may refer and consider the input from the following:
 - (a) an adjacent jurisdiction if its boundaries are located within 2 km (1.2 mi) of a proposed wind farm project boundary;
 - (b) landowners within 2 km (1.2 mi) of the proposed wind farm project boundary; and/or
 - (c) any other relevant regulatory authority or agencies.
 - xii) Notwithstanding Section 6.55.2c), 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.

- xiii) The Development Authority shall require, to the extent consistent with provincial licensing approvals, the following:
 - (a) that the developer enters 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;
 - (b) that development setbacks be as follows:

Table 6-3: Development Setbacks

CRITERION	STANDARD
Minimum setback from a habitable building outside project boundary	550.0 m
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	7.5 m
Minimum setback from a waterbody	Per Provincial Regulations
Minimum setback from a Greenview Road/right-of-way	Blade length plus 20 m
Minimum distance from a provincial highway	Per Alberta Transportation

- (c) that all WECS, Major wind turbines be installed with a tubular, monopole type tower with locked door access;
- (d) that all equipment necessary for monitoring and operating a WECS, Major wind turbine be contained within the tubular tower;
- (e) notwithstanding Section 6.55.3b), specific equipment exemptions necessary for the function of the turbine may be considered on a case-by- case basis;
- (f) that all power lines on the site of the WECS, Major wind turbine and to the substation be underground;
- (g) that total turbine height not exceed the height recommended by the manufacturer, distributor or a professional engineer;
- (h) that a wind turbine be finished in a non-reflective matte and in a colour which minimizes visual impact;
- (i) 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;
- (j) that site signs be limited to those that identify the wind power facility, locate access points and provide safety information;

- (k) that a wind turbine should not be provided with artificial lighting except for lighting that is required to meet federal or provincial regulations; and,
 - (l) 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.
 - c. 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.
 - d. No dwelling shall be located closer than 550 m from an existing WECS, Major.
- 4) Meteorological Tower or Wind Monitoring Tower
 - a. In addition to the requirements of Sections 4.4 and 4.5 of this Bylaw, all development permit applications for a temporary Meteorological or Wind Monitoring Tower permit shall include:
 - i. an accurate site plan showing the legal land description, location of proposed tower(s), all associated equipment and support structures, and access roads;
 - ii. 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.

6.56 Work Camps – General

- 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.
- 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;
 - b. The site must be adequately levelled and re-contoured;
 - 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.

- 3) In accordance with the Subdivision and Development Regulation, work camps shall not be located within the setback requirements of a sour gas facility.
- 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) Work Camps – Project-Oriented
 - a. These types of work camps include construction camps or work camps that are not designed to be on the site permanently. A project-oriented work camp shall:
 - i. Be occupied by employees, staff or personnel directly related to or employed by the project for which the work camp was constructed;
 - ii. Not be used as third-party rental accommodations; and,
 - iii. Require temporary development permits that shall not be issued for a period greater than twelve (12) month duration unless a new application for a development permit is made.

7 OFF-STREET PARKING, ACCESS, AND LOADING REGULATIONS

7.1 Parking and Storage

- 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.
- 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 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.).
- 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 vessels not exceeding a centre line length of 11.0 m (36.1 ft.);
 - d) Two (2) trailers not exceeding a body length of 12.2 m (40.0 ft.).
- 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:
 - i. in the case of a front yard, are located on a driveway or other approved parking surface and not closer than 1.52 (5 ft) from the interior edge of the sidewalk or, where no sidewalk exists, from the curb;
 - ii. 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:
 - i. 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 (i.e. producing a valid vehicle registration issued by the appropriate vehicle licensing authority).
 - ii. 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.

7.2 Vehicle Storage

- 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 any derelict, wrecked or dismantled motor vehicles or recreational vehicles for more than fourteen (14) consecutive days; and,
 - c) The storing of unlicensed motor vehicles, or recreational vehicles on a vacant lot.
- 2) No GC-LDR, GC-HDR or GC-MHP 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 any derelict, wrecked or dismantled motor vehicles or recreational vehicles; and,
 - c) The storing of unlicensed motor vehicles or recreational vehicles.

7.3 Parking Space Standards

- 1) All parking or loading spaces must be graded and drained to properly dispose of all surface water and maintain positive drainage to not cause flooding.
- 2) The Development Authority may require that parking or loading spaces are surfaced with asphalt, concrete or similar pavement, or other hard surface such as interlocking paving stones, to provide a surface that is durable and dust free.
- 3) In the Hamlet Districts, 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, parking areas shall be adequately lit, with lighting directed away from adjacent sites, and landscaped to the satisfaction of the Development Authority.
- 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.

- 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) 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.
- 7) Subject to Sections 7.7.3 and 7.7.4, 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.
- 8) 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.
- 9) 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.
- 10) In all cases, and notwithstanding Sections 7.3.8 and 7.3.9, 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.
- 11) 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.

7.4 Parking Spaces for Persons with Disabilities

- 1) Barrier-free parking shall be provided in accordance with Section 7.5.2. 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.

Table 7-1: Required Parking for Persons with Disabilities

REQUIRED OFF-STREET PARKING SPACES	REQUIRED BARRIER-FREE PARKING SPACES
1-10	1
11-25	2
26-50	3
51-100	4
for each additional increment of 100 spaces	1 additional barrier-free space

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

7.5 Parking Regulations

- 1) The required number of off-street parking spaces for motor vehicles for any use is calculated according to Table 7-2 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.
- 2) In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Table 7-2, 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.
- 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.
- 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.
- 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) In the case of major renovations and architectural modifications to an existing building, no parking spaces in addition to those existing prior to undertaking the renovations or modifications shall be required.
- 7) In the case of expansion to the floor area of an existing building, additional parking spaces shall be required based on the size and use of the expansion only.
- 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.
- 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 7-2.

Table 7-2: Off-Street Parking Regulations

USE OF A BUILDING OR PARCEL	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES
Bed and breakfast	1 space per bedroom available for rent, in addition to the spaces required for the dwelling
Campground and campsites	1 space per recreational vehicle stall
Commercial recreational facilities	1 space per 20.0 m ² (215.3 ft ²) gross leasable area
Dwelling, accessory	1 space
Dwelling Unit, multiple	2 spaces per dwelling for 4 or fewer dwellings 1.5 per unit for 5 or more units, plus 1 space per 7 dwellings for visitor parking
Dwelling, single detached	2 spaces per dwelling
Hotel and motels	1 space per guest room, plus additional spaces in accordance with this table for any other use forming part of the development
Industrial	1 per 403 m ² (4,338 ft ²) of gross leasable area
Office (Government, Professional, Trade)	2 spaces per 93.0 m ² (1,001.0 ft ²)
Places of public assembly, including a theatre	1 space per 4 seats
Protective services	1 space per 30 m ² (323.0 ft ²) of gross floor area
Restaurant and licensed drinking establishment	1 space per 4 seats
Retail uses including convenience store, retail, general and specialty	4 spaces per 93.0 m ² (1,001.0 ft ²)
School, elementary and middle	1 space per classroom
School, high school	3 spaces per classroom
Suites	1 space per suite in addition to the parking required for the principal dwelling
Warehouse, storage facility	1 space per 93.0 m ² (1,001.0 ft ²)
All other developments	As required by Development Authority

Unless otherwise provided for in this Bylaw, the minimum number of parking spaces that shall be required within residential uses is as outlined in Table 7-3.

Table 7-3: Off-Street Parking Regulations Within 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 bedrooms; 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
Adult entertainment establishment Alcohol sales Amusement establishment, indoor Animal breeding establishment Animal care service, major Animal care service, minor Automotive/Recreational Vehicle (RV) Sales and Rental	1 space per 30 m ² (323.0 ft ²) of gross floor area
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 Personal services establishment Service station Warehouse sales establishment	
Auctioneering establishment	1 space per 3.5 seats or 1 space per 20 m ² (215.3 ft ²) of gross floor area; whichever is greater
Casinos and gaming establishment	
Drive-through component of a	No additional spaces are required beyond what is

business	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 ² (323.0 ft ²) 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 m² (10,765 ft²) of gross floor area	1 space per 35 m ² (376.7 ft ²) 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 m² (10,765 ft²) – 4,000 m² (43,057 ft²) of gross floor area	1 space per 30 m ² (323.0 ft ²) 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 m² (43,057 ft²) of gross floor area	1 space per 25 m ² (269.1 ft ²) 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
Vehicle washing establishment	1 space per 100 m ² (1,076.4 ft ²) of gross floor area; minimum of 3 Spaces
Fleet services Greenhouses Temporary use	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 ² (1,076.4 ft ²) 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 ² (430.5 ft ²) of gross floor area
Recycling depot	1 space per 100 m ² (1,076.4 ft ²) of gross floor area; minimum of 3 spaces
Oilfield service	As required by the Development Authority

Self-service storage facility	
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 ² (215.3 ft ²) 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	<u>Elementary or Junior High schools:</u> 2 spaces per classroom plus 1 space per 40 m ² (430.5 ft ²) of gross floor area used for administrative purposes <u>High Schools:</u> 5 spaces per classroom or 1 space per 5 students based on school capacity; whichever is greater, plus 1 space per 40 m ² (430.5 ft ²) of gross floor area used for administrative purposes
Recreation, indoor	1 space per 5 seats for areas with fixed seating; plus 1 space per 10 m ² (107.6 ft ²) of gross floor area for uses without fixed seating. The Development Authority may require additional or differing parking requirements based upon the nature of the use and individual components of the facility
CARE-RELATED FACILITIES	MINIMUM NUMBER OF PARKING SPACES
Boarding and lodging	1 space per 2 sleeping units
Childcare 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 ² (1,291.7 ft ²) of gross floor area

7.6 Off-Street Loading

- 1) Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for loading and unloading shall be provided and maintained on site.
 - a) A loading space shall be designed and located such that the vehicles using it can be parked and maneuvered entirely within the limits of the site.
 - b) A loading space may not be located within 50% of a minimum required yard.
 - c) Loading spaces in any commercial District adjacent to a residential use or District shall be screened to the satisfaction of the Development Authority.
 - d) A loading space shall be a minimum of 8.0 m (26.2 ft.) in length, 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.).
 - e) 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).

Table 7-4: Minimum Space required for Various Types of Use

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

7.7 Differing Parking Requirements Within Hamlets

- 1) In accordance with the provisions of Section 7.5, the parking and loading requirements of Sections 7.5 and 7.6 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.
- 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 4.8.
- 3) Notwithstanding Section 7.3.8, 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.
- 4) Notwithstanding Section 7.3.8, 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,
 - c) 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.
- 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.

8 ESTABLISHMENT OF DISTRICTS

8.1 District Classification

- 1) For the purpose of this Bylaw, lands within the boundaries of Greenview shall be divided into the Districts identified in Table 8-1.

Table 8-1: Establishment of Districts

DISTRICT NAME	DISTRICT ABBREVIATION
Agricultural One	A-1
Agricultural Two	A-2
Country Residential One	CR-1
Country Residential Two	CR-2
Country Residential Three	CR-3
Crown Land	CL
Direct Control	DC
Direct Control Business Park	DC-BP
Grande Cache Central Commercial	GC-CC
Grande Cache Commercial Industrial	GC-CI
Grande Cache Highway Commercial	GC-HC
Grande Cache Higher Density Residential	GC-HDR
Grande Cache Lower Density Residential	GC-LDR
Grande Cache Expansion Area	GC-EA
Grande Cache Manufactured Home Park	GC-MHP
Grande Cache Neighbourhood Commercial	GC-NC
Hamlet Commercial	HC
Hamlet Industrial	HI
Hamlet Residential	HR
Industrial General	M-2
Industrial Light	M-1
Institutional	INS
Manufactured Home Park	MHP
Recreational	REC
Rural Commercial	RC
Rural Settlement	RS

8.2 Land Use District Boundaries

- 1) The boundaries of the Land Use Districts established in Schedule B are based upon, determined by, and follow lot or parcel boundaries and the lands so delineated by such boundaries are the lands to which the Land Use Districts apply.
- 2) Where the Land Use District boundary does not follow a legally defined line as per Section 8.1, the Land Use District boundary shall be determined by scaling from the land use maps.
- 3)

8.3 Location of Districts

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

9 LAND USE DISTRICTS

9.1 Agricultural One (A-1) District

1) Purpose

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, in accordance with the Municipal Development Plan.

2) Uses

- a) Table 9-1 identifies the permitted and discretionary uses within the A-1 District on parcels up to 9.9 acres.

Table 9-1: A-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Parcels up to 9.9 ac	
Accessory Building, Structure and Use	Abattoir
Agricultural Pursuit, Minor	Agriculture, Horticulture
Backyard Beekeeping	Agricultural Processing
Backyard Hen Enclosure	Agricultural, Support Service
Bed and Breakfast	Airstrip
Boarding and Lodging	Animal Breeding Establishment
Dugout	Apiary
Dwelling, Manufactured	Cannabis Production Facility
Dwelling, Single Detached	Craft Brewery and Distillery
Fence	Coverall Buildings
Home Occupation, Minor	Greenhouse
Kennel, Hobby	Kennel, Commercial
Solar Collector, Minor	Recreation, Outdoor Motorized Vehicle
Suite, Attached	Recreation, Outdoor Passive
Suite, Detached	Recreational Vehicle Storage
Wind Energy Conversion System, Micro	Rural Subsidiary
Wind Energy Conversion System, Minor	Solar Collector, Major
	Utilities, Major
	Wind Energy Conversion System, Major
	Work Camp, Project Oriented

- b) Table 9-2 identifies the permitted and discretionary uses within the A-1 District on parcels over 9.9 acres.

Table 9-2: A-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Identifies the permitted and discretionary uses within the A-1 District on parcels over 9.9 ac	
Accessory Building, Structure and Use	Abattoir
Agricultural Processing	Airstrip
Agriculture, Horticulture	Compressor
Agricultural, Support Service	Craft Brewery and Distillery
Animal Breeding Establishment	Industrial Trailer, wellsite
Apiary	Home Occupation, Major
Bed and Breakfast	Natural Resource Extraction
Boarding and Lodging	Oil and Gas Facility
Borrow Pit	Recreation, Outdoor Motorized Vehicle
Accommodation, Leisure	Recreation, Outdoor Passive
Cannabis Production Facility	Recreational Vehicle Storage
Coverall Building	Solar Collector, Major
Dwelling, Manufactured	Utilities, Major
Dwelling, Single Detached	Wind Energy Conversion System, Major
Dugout	Work Camp, Project Oriented
Fence	
Greenhouse	
Home Occupation, Minor	
Housing Collective, Communal	
Kennel, Commercial	
Kennel, Hobby	
Rural Subsidiary	
Sign	
Solar Collector, Minor	
Storage, Outdoor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

- a) On a parcel up to 9.9 ac 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 Sections 9.4.3 and 9.4.4 in the CR-1 District.
- b) On a parcel over 9.9 ac 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 9-3.

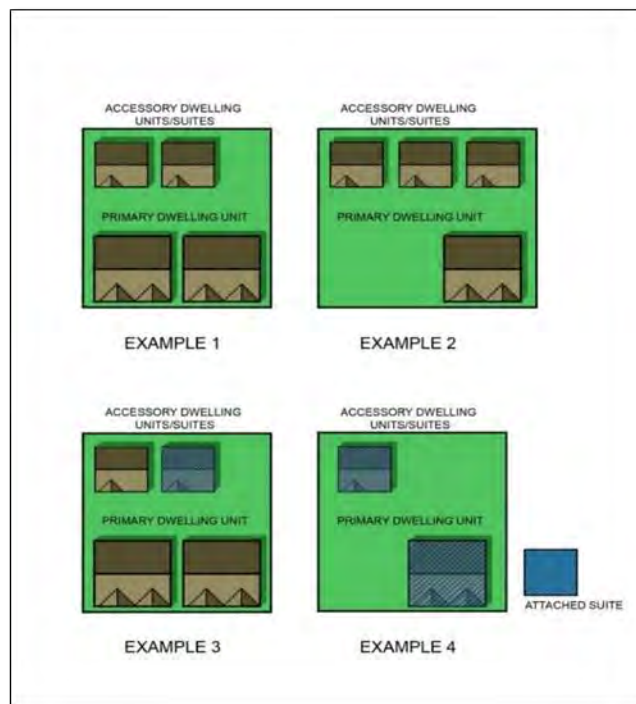
Table 9-3: A-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 4 dwellings per parcel, which may include: <ul style="list-style-type: none"> • maximum of 2 primary dwellings • maximum of 3 accessory dwellings and/or suites
Minimum parcel size	1.2 ha (3 ac)
Minimum parcel width	100 m (328.1 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	15.0 m (49.2 ft.)
Minimum setback of accessory building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	15.0 m (49.2 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> • Principal building and structures 	10.0 m (32.8 ft.)
<ul style="list-style-type: none"> • Accessory building 	10.0 m (32.8 ft.)
Maximum parcel coverage (all buildings)	30%

- 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 acre or part thereof, to a maximum of three animal equivalents to be calculated in accordance with Table 9-4 which is used to determine the appropriate number of livestock.
 - ii. Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties; and
 - iii. Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.
 - iv. Parcels with less than 9.9 acres must conform to Livestock Animal Equivalents Regulations, as depicted in Table 9.4.

Table 9-4: A-1 Livestock Animal Equivalents

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

Figure 9-1: Examples of A-1 Dwelling Configurations

4) Other Regulations

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

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.2 Agricultural Two (A-2) District

1) Purpose

The purpose of this District is to protect and preserve better agricultural lands on smaller parcels. The uses allowed in this District are those which are compatible with smaller agricultural operations, in accordance with Municipal Development Plan.

2) Uses:

Table 9-5 identifies the permitted and discretionary uses within the A-2 District.

Table 9-5: A-2 Permitted and Discretionary Uses

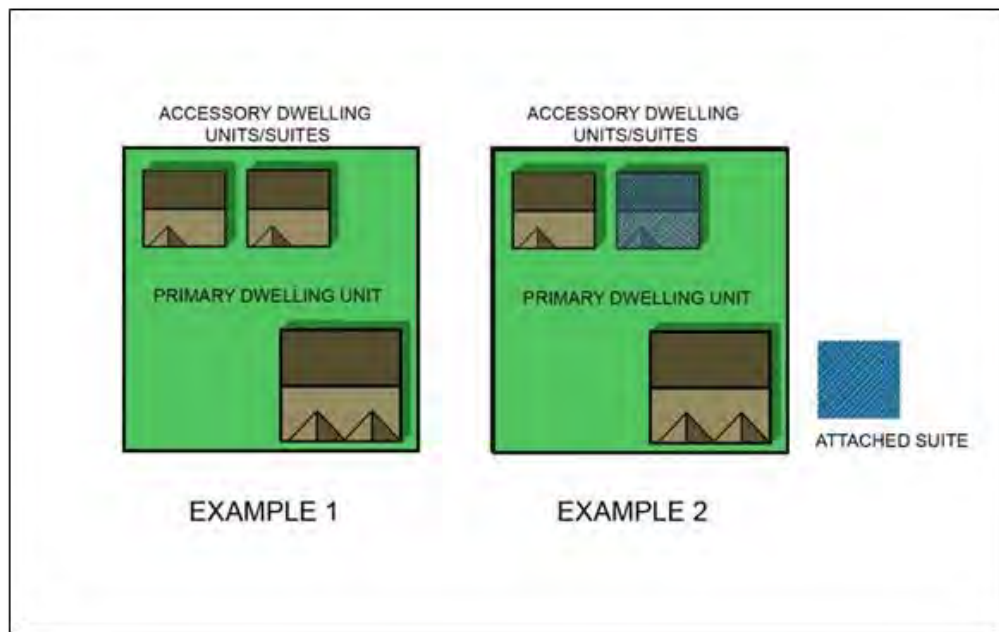
PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Abattoir
Agriculture, Horticulture	Agricultural Processing
Agricultural, Support Service	Cannabis Production Facility
Apiary	Craft Brewery and Distillery
Bed and Breakfast	Home Occupation, Major
Boarding and Lodging	Kennel, Commercial
Borrow Pit	Recreation, Outdoor Passive
Coverall Building	Solar Collector, Major
Dugout	
Dwelling, Manufactured	
Dwelling, Single Detached	
Fence	
Greenhouse	
Home Occupation, Minor	
Housing Collective, Communal	
Kennel, Hobby	
Rural Subsidiary	
Sign	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

On a parcel located in A-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 9-6.

Table 9-6: A-2 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 3 dwellings per parcel, which may include: <ul style="list-style-type: none"> • maximum of 1 primary dwellings • maximum of 2 accessory dwellings and/or suites
Maximum parcel size	32.0 ha (79.1 ac)
Minimum parcel size	8.1 ha (20 ac)
Minimum parcel width	100 m (328.1 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	15.0 m (49.2 ft.)
Minimum setback of accessory building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	15.0 m (49.2 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> • Principal building and structures 	10.0 m (32.8 ft.)
<ul style="list-style-type: none"> • Accessory building 	10.0 m (32.8 ft.)
Maximum parcel coverage (all buildings)	30%

Figure 9-2: Examples of A-2 Dwelling Configurations

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 6) for additional regulations and exceptions. ***

9.3 Country Residential One (CR-1) District

1) Purpose

The purpose of this District is to accommodate residential development on mid-sized parcels. Minor agricultural pursuits are allowed in this District.

2) Uses

Table 9-7 identifies the permitted and discretionary uses within the CR-1 District.

Table 9-7: CR-1 Permitted and Discretionary Uses

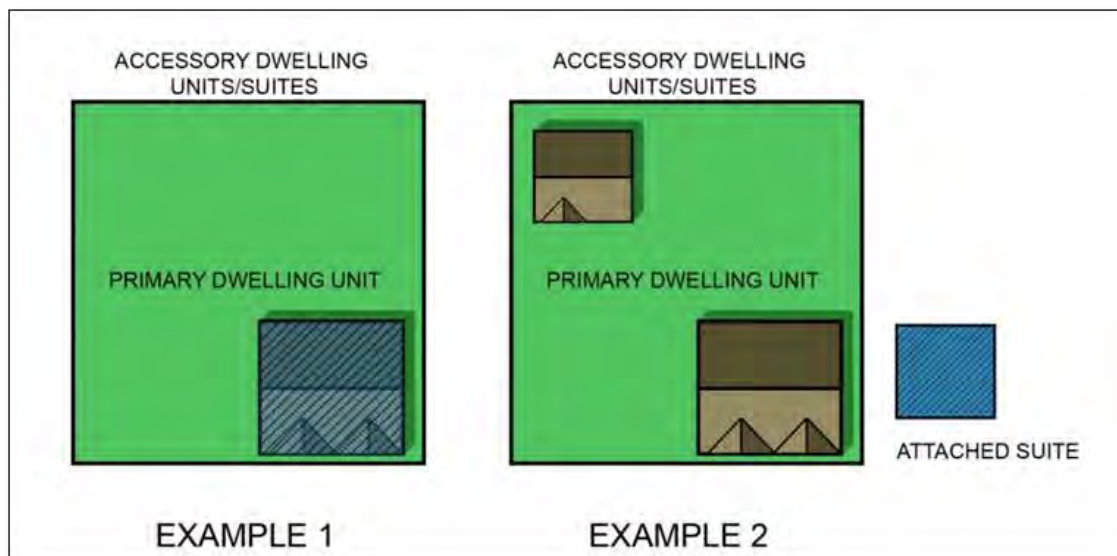
PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Coverall Building
Agricultural Pursuit, Minor	Home Occupations, Major
Backyard Beekeeping	Sign
Backyard Hen Enclosure	
Bed and Breakfast	
Boarding and Lodging	
Dugout	
Dwelling, Manufactured	
Dwelling, Single Detached	
Fence	
Home Occupation, Minor	
Kennel, Hobby	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

On a parcel located in 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 9-8.

Table 9-8: CR-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 2 dwellings per parcel, which may include: <ul style="list-style-type: none"> • maximum of 1 primary dwellings • maximum of 1 accessory dwelling and/or suite
Maximum parcel size	1.2 ha (3.0 ac)
Minimum parcel size	4.0 ha (9.9 ac)
Minimum parcel width	30.0 m (98.4 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	7.2 m (24.6 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	15.0 m (49.2 ft.)
Minimum setback of accessory building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	5.0 m (16.4 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	5.0 m (16.4 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> • Principal building and structures 	10.0 m (32.8 ft.)
<ul style="list-style-type: none"> • Accessory building 	6.0 m (19.68 ft.)
Maximum parcel coverage (all buildings)	35%

Figure 9-3: Example of CR-1 Dwelling Configurations

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 acre or part thereof, to a maximum of three animal equivalents to be calculated in accordance with Table 8-9, which is used to determine the appropriate number of livestock.
 - ii. Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties; and,
 - iii. Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

Table 9-9: CR-1 Livestock Animal Equivalents

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

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.4 Country Residential Two (CR-2) District

1) Purpose

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

2) Uses

Table 9-10 identifies the permitted and discretionary uses within the CR-2 District.

Table 9-10: CR-2 Permitted and Discretionary Uses

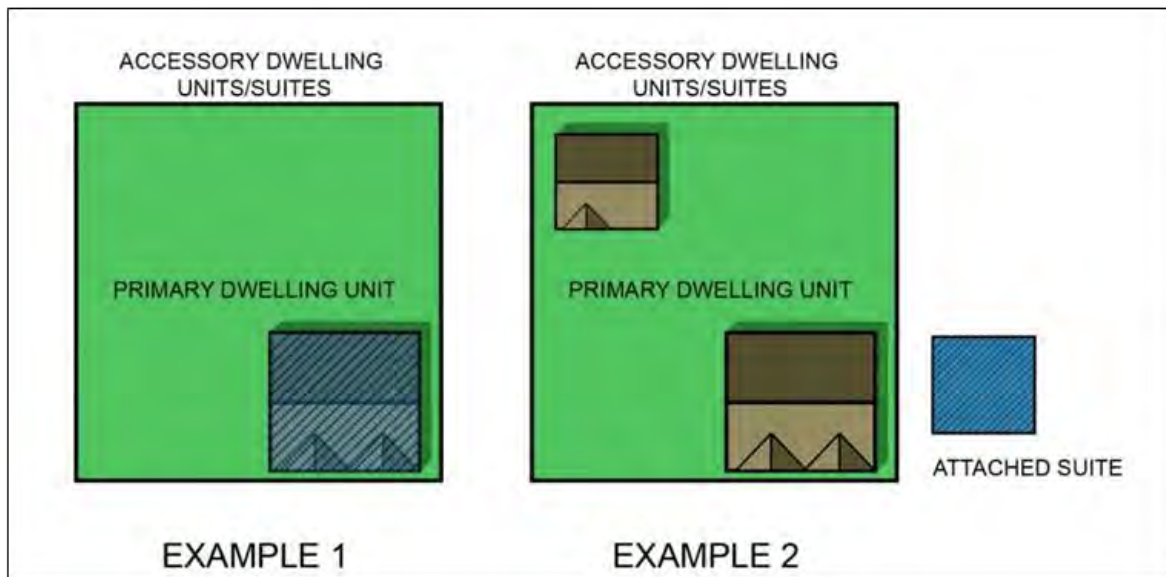
PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Coverall Building
Backyard Beekeeping	Dwelling, Manufactured
Backyard Hen Enclosure	Kennel, Hobby
Bed and Breakfast	
Boarding and Lodging	
Dugout	
Dwelling, Single Detached	
Fence	
Home Occupation, Minor	
Rural Subsidiary	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

On a parcel located in CR-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 9-11.

Table 9-11: CR-2 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 2 dwellings per parcel, which may include: <ul style="list-style-type: none"> • maximum of 1 primary dwellings • maximum of 1 suite
Maximum parcel size	0.2 ha (0.5 ac)
Minimum parcel size	2.0 ha (5.0 ac)
Minimum parcel width	18 m (59.1 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	3.0 m (9.8 ft.)
Minimum setback of accessory building, structure or use from:	
<ul style="list-style-type: none"> • 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.)
<ul style="list-style-type: none"> • Interior side parcel line 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	1.5 m (4.9 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> • Principal building and structures 	10.0 m (32.8 ft.)
<ul style="list-style-type: none"> • Accessory building 	5.0 m (16.5 ft.)
Maximum parcel coverage (all buildings)	35%

Figure 9-4: Example of CR-2 Dwelling Configurations

4) Additional Regulations

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

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.5 Country Residential Three (CR-3) District

1) Purpose

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

2) Uses

Table 9-12 identifies the permitted and discretionary uses within the CR-3 District.

Table 9-12: CR-3 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Backyard Beekeeping
Cabin	Backyard Hen Enclosure
Dwelling, Single Detached	Coverall Building
Fence	Dwelling, Manufactured
Solar Collector, Minor	Suite, Detached
Wind Energy Conversion System, Micro	Suite, Attached
Wind Energy Conversion System, Minor	

3) Regulations

On a parcel located in 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 9-13.

Table 9-13: CR-3 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	<ul style="list-style-type: none"> Dwelling and 1 suite or 1 Dwelling and cabin
Maximum parcel size	0.2 ha (0.5 ac)
Minimum parcel size	4.0 ha (9.9 ac)
Minimum parcel width	18.0 m (59.1 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.)
<ul style="list-style-type: none"> Interior side parcel line 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Rear parcel line 	3.0 m (9.8 ft.)
Minimum setback of accessory building, structure or use from:	
<ul style="list-style-type: none"> 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.)
<ul style="list-style-type: none"> Interior side parcel line 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> Rear parcel line 	1.5 m (4.9 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	10.0 m (32.8 ft.)
<ul style="list-style-type: none"> Accessory building 	8.0 m (26.2 ft.)
Maximum parcel coverage (all buildings)	41%

4) Additional Regulations

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

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.6 Crown Land (CL) District

1) Purpose

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

2) Uses

Table 9-14 identifies the permitted and discretionary uses within CL District.

Table 9-14: CL Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Work Camp
Agriculture Processing	Work Camp, Project Oriented
Borrow Pit	
Cartage Terminal	
Coverall Building	
Dugout	
Dwelling, Accessory	
Greenhouse	
Kennel, Commercial	
Natural Resource Extraction	
Natural Resource Processing	
Oil and Gas Facility	
Oilfield Waste Management Facility	
Public Use	
Recreation, Outdoor Motorized Vehicle	
Recreation, Outdoor Passive	
Rural Subsidiary	
Storage, Outdoor	
Utilities, Major	
Water Reservoir	
Wind Energy Conversion System, Micro	

3) Regulations

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

4) Additional Regulations

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

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.7 Direct Control (DC) District**1) Purpose**

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 allow for the Uses, without or without a variance.

2) Uses

Table 9-15 identifies the permitted and discretionary uses within DC District.

Table 9-15: DC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
None	As determined by Council

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.

Table 9-16: DC Regulations

MATTER TO BE REGULATED	REGULATION
Maximum building and structure height	
• Principal building and structures	6.7 m (22 ft).

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.8 Direct Control Business Park (DC-BP) District**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.
- b) As stipulated in the Floyd McLennan Business Park ASP, a range of commercial and light industrial uses are 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.

2) Uses

Table 9-17 identifies the permitted and discretionary uses within DC District.

Table 9-17: DC-BP Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Alcohol Sales
Amusement Establishment, Indoor	Bulk Fueling Station
Animal Breeding Establishment	Cannabis Sales
Animal Care Service, Minor	Community Recreation Services
Auctioneering Establishment	Dwelling, Accessory
Automotive/Recreational Vehicle (RV) Sales and Rental	Funeral Services
Business Support Service Establishment	Fitness and Wellness Facility
Convenience Store	Government Services
Country Inn	Greenhouse
Equipment Rental Establishments	Oilfield Service
Fence	Resort
Financial Services	Warehouse Sales Establishment
Fleet Services	
Household Repair Service	
Hotel	
Industrial/Commercial Office, Operations Facility and/or Administration Building	
Licensed Drinking Establishment	
Motel	
Office, Trade	
Personal Services Establishment	
Prefabricated Structure	
Protective Services	
Restaurant	
Retail, General	
Retail, Specialty	
Self Service Storage Facility	
Service Station	
Solar Collector, Minor	
Vehicle Wash, Light Passenger	
Warehouse Sales Establishment	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

On a parcel located in DC-BP 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 9-18.

Table 9-18: DC-BP District Regulations

MATTER TO BE REGULATED	REGULATION
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.
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.
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.
Maximum building height	The height of a building shall be at the discretion of the Development Authority, Municipal Planning Commission or Council, as the case may, who shall take the following into account in determining height: <ol style="list-style-type: none"> Any relevant provisions of the Floyd McLennan Business Park ASP. The topography of the parcel upon which the building is or is to be situated as well as the

	<p>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.</p> <p>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.</p> <p>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.</p>
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4) Additional Provisions

- a) Upon receipt of a completed 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 9.8.4 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 9.8.4 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:
 - i. 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 security, 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.

- l) 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 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. 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 hazardous materials.



- 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 6) for additional regulations and exceptions. ***

9.9 Grande Cache Central Commercial (GC-CC) District

1) Purpose

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.

2) Uses

Table 9-19 identifies the permitted and discretionary uses within GC-CC District.

Table 9-19: GC-CC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Alcohol Sales
Animal Care Service, Minor	Amusement Establishment, Indoor
Business Support Service Establishment	Bed and Breakfast Establishment
Community Facility	Cannabis Sales
Convenience Store	Child Care, Facility
Craft Brewery and Distillery	Commercial School
Fence	Home Occupation, Minor
Financial Services	Household Repair Service
Fitness and Wellness Facility	Licensed Drinking Establishment
Government Services	Live/Work Unit
Health Services	Mixed Use Development
Hotel	Shopping Centre
Motel	Storage, Outdoor
Office, Professional	Temporary Use
Personal Services Establishment	Theatre
Prefabricated Structure	
Restaurant	
Retail, General	
Retail, Specialty	
Solar Collector, Minor	
Wind Energy Conversion System, Micro	

3) Regulations

On a parcel located in 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 9-20.

Table 9-20: GC-CC District Regulations

MATTER TO BE REGULATED	REGULATION
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.
Maximum floor area ratio	2.0 m (6.56 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> Front parcel line 	Between 0.0 m (0.0 ft.) – 3.0 m (9.8 ft.) for at least 80% of the site width. A front yard greater than 3.0 m or larger recessed areas within the storefront may be allowed 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.
<ul style="list-style-type: none"> Side parcel line 	<ul style="list-style-type: none"> Between 0.0 m (0.0 ft.) and 1.8 m (5.9 ft.) on either side, provided the design of the building façade enhances and maintains the continuity of the streetscape and adjacent developments; or Minimum 2.4 m (8.0 ft.) or one-half the height of the building, whichever is the greater, if the site abuts a Residential District.
<ul style="list-style-type: none"> Rear parcel line 	0.0 m (0.0 ft.) except as may required by the Development Authority to provide for off-street loading or garbage facilities.
<ul style="list-style-type: none"> Rear parcel line abutting residential 	1/3 of the height of the building, or 3.0 m

	(9.8 ft), whichever is greater.
Maximum building and structure height	
• Principal building and structures	27.4m (90.0 ft.)

4) Additional Provisions

- a) In addition to Section 4.4 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.

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.10 Grande Cache Commercial Industrial (GC-CI) District

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-CI 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.
- b) 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.
- c) Where this District applies to lands within the Business Park of the Tower Park Area Structure Plan (ASP), as amended, any land uses indicated on Figure-9 or stipulated in the policies of Section 6 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-8-21 or stipulated in the policies of Section 6 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.

2) Uses

Table 9-21 identifies the permitted and discretionary uses within GC-CI District.

Table 9-21: GC-CI Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Adult Entertainment Establishment
Animal Care Service, Minor	Amusement Establishment, Indoor
Automotive/Recreational Vehicle (RV) Sales and Rental	Animal Breeding Establishment
Building Supply	Animal Care Service, Major
Bus Depot	Auctioneering Establishment
Business Support Service Establishment	Bulk Fueling Station
Commercial School	Cannabis Production Facility

Equipment Rental Establishment	Casino and Gaming Establishment
Fence	Craft Brewery and Distillery
Fleet Services	Dwelling, Accessory
Greenhouse	Exhibition and Convention Facility
Heavy Equipment Sales and Rentals	Fitness and Wellness Facility
Household Repair Service	Funeral Services
Industrial Vehicle and Equipment Sales/Rental Establishment	Licensed Drinking Establishment
Industrial/Commercial Office, Operations Facility and/or Administration Building	Manufacturing Plant, Small Scale
Office, Professional	Oilfield Service
Office, Trade	Recycling Depot
Prefabricated Structure	Restaurant
Service Station	Sanitary Dump Station
Solar Collector, Minor	Self Service Storage
Storage, Outdoor	Temporary Use
Vehicle Wash, Light Passenger	Wind Energy Conversion System, Minor
Warehouse Sales Establishment	
Wind Energy Conversion System, Micro	

3) Regulations

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 9-22.

Table 9-22: GC-CI District Regulations

MATTER TO BE REGULATED	REGULATION
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.).
Maximum parcel coverage	60%

Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> • Front parcel line and rear parcel line 	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.
<ul style="list-style-type: none"> • Side parcel line 	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.
Maximum principal and accessory building height	At the discretion of the Development Authority having regard for adjacent land uses and the required building setbacks.

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.
- a) In addition to Section 4.4 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) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback prescribed of this District.
- g) 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.
- h) 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.

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.11 Grande Cache Expansion Area (GC-EA) District**1) Purpose**

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.

2) Uses

Table 9-23 identifies the permitted and discretionary uses within GC-EA District.

Table 9-23: GC-EA Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
All uses per Section 6.53 of this Bylaw	Temporary uses and buildings which will not prejudice the possibility of conveniently and economically subdividing or developing the subject area in the future.

3) Regulations

- a) All siting, site coverage, densities, yard setbacks and height of buildings shall be at the discretion of the Development Authority.
- b) Water supply and sewage disposal shall be provided in accordance with the applicable regulations and/or requirements of the authorities having jurisdiction.
- c) A development permit pursuant to this District for a discretionary use may specify the length of time a use is approved having regard to the future servicing and development of the subject land.

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.12 Grande Cache Highway Commercial (GC-HC) District**1) Purpose**

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.

2) Uses

Table 9-24 identifies the permitted and discretionary uses within GC-HC District.

Table 9-24: GC-HC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Alcohol Sales
Animal Care Service, Minor	Casino and Gaming Establishment
Automotive/Recreational Vehicle (RV) Sales and Rental	Craft Brewery and Distillery
Bus Depot	Community Facility
Convenience Store	Dwelling, Accessory
Fence	Equipment Rental Establishment
Fitness and Wellness Facility	Fleet Services
Heavy Equipment Sales and Rental	Licensed Drinking Establishment
Hotel	Personal Services Establishment
Motel	Warehouse Sales Establishment
Prefabricated Structure	Temporary Use
Protective Services	Wind Energy Conversion System, Minor
Restaurant	
Service Station	
Solar Collector, Minor	
Vehicle Wash, Light Passenger	
Wind Energy Conversion System, Micro	

3) Regulations

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 9-25.

Table 9-25: GC-HC District Regulations

MATTER TO BE REGULATED	REGULATION
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.
Maximum floor area ratio	1.0 m
Minimum front and rear yard	7.62 m (25.0 ft.)
Minimum side yard	10% of parcel width or 4.6 m (15.0 ft), whichever is less; or as required per Section 6.14 of this Bylaw.
Minimum yards from Highway 40	15.2 m (50.0 ft.) notwithstanding any of the other minimum yard requirements specified in this District.
Maximum building and structure height	
Principal building and structures	15.0 m (50.0 ft.) or 4 storeys, whichever is less
Accessory building	5.0 m (16.4 ft.)

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 4.4 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. 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) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback prescribed of this District.
- g) 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.
- h) 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.

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.13 Grande Cache Higher Density Residential (GC-HDR) District**1) Purpose**

The purpose of this District is to provide in the Hamlet of Grande Cache for higher density residential development ranging from multi-units/townhouses to apartments along with other associated and compatible uses and developments.

2) Uses

Table 9-26 identifies the permitted and discretionary uses within GC-HDR District.

Table 9-26: GC-HDR Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Backyard Beekeeping
Apartment Building	Backyard Hen Enclosure
Dwelling, multi-unit	Boarding and Lodging
Dwelling, Townhouse	Child Care, Facility
Fence	Group Care Facility
Home Occupation, Minor	Group Home
Prefabricated Structure	Show Home
Public Park	Supportive Living Accommodation
Replacement of an existing Dwelling, Semi-Detached	Suite, Attached
Solar Collector, Minor	
Wind Energy Conversion System, Micro	

3) Regulations

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 9-27.

Table 9-27: GC-HDR District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel size	
<ul style="list-style-type: none"> Residential uses 	700 m ² (7,535.0 ft ²)
<ul style="list-style-type: none"> All other uses 	At the discretion of the Development Authority.
Maximum parcel coverage (all buildings)	40%
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> Front parcel line 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> Dwelling, Multi Use Dwelling, Townhouse 	7.62 m (25.0 ft.), or 3.05 m (10.0 ft.) if front yard contains no parking or front attached garages
<ul style="list-style-type: none"> <ul style="list-style-type: none"> Apartment, 1-2 storey 	7.62 m (25.0 ft.)
<ul style="list-style-type: none"> <ul style="list-style-type: none"> Apartment, 3-storey 	9.1 m (30 ft.)
<ul style="list-style-type: none"> <ul style="list-style-type: none"> Apartment, 4+ storey 	10.7 m (35.0 ft.)
<ul style="list-style-type: none"> <ul style="list-style-type: none"> All other uses 	At the discretion of the Development Authority.
<ul style="list-style-type: none"> Side parcel line 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> Dwelling, Multi-Unit Dwelling, Townhouse 	2.3 m (7.5 ft.), or as required per Section 6.14 of this Bylaw for corner sites, whichever is greater.
<ul style="list-style-type: none"> <ul style="list-style-type: none"> Apartment 	One-half (½) of building height or 4.6 m (15.0 ft.), or as required per Section 6.14 of this Bylaw for corner sites, whichever is greater.
<ul style="list-style-type: none"> <ul style="list-style-type: none"> All other uses 	At the discretion of the Development Authority.
<ul style="list-style-type: none"> 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.).
Maximum building and structure height	
<ul style="list-style-type: none"> Dwelling, Multi-Unit 	10.7 m (35.0 ft.) (2½ storeys)
<ul style="list-style-type: none"> Dwelling, Townhouse 	10.7 m (35.0 ft.) (2½ storeys)
<ul style="list-style-type: none"> Apartment 	18.0 m (59.0 ft.) or 5 storeys, whichever is less
<ul style="list-style-type: none"> All other uses 	At the discretion of the Development Authority
Minimum floor area per dwelling	

• Dwelling, Multi-Unit	48.3 m ² (520.0 ft ²)
• Dwelling, Townhouse	48.3 m ² (520.0 ft ²)
• Apartment	41.8 m ² (450.0 ft ²)
• All other uses	At the discretion of the Development Authority
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.

4) Additional Provisions

- a) For all residential uses in this District, 18.6 m² (200.0 ft²) 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 9-27. 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 6.31, the existence in the principal dwelling of any approved minor home occupation or other use.

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.14 Grande Cache Lower Density Residential (GC-LDR) District**1) Purpose**

The purpose of this District is to provide for lower density residential development ranging from single detached dwellings to semi-detached dwellings along with other associated and compatible uses and developments in the Hamlet of Grande Cache.

2) Uses

Table 9-28 identifies the permitted and discretionary uses within GC-LDR District.

Table 9-28: GC-LDR Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Backyard Beekeeping
Wind Energy Conversion System, Micro	Backyard Hen Enclosure
Dwelling, Semi-Detached	Bed and Breakfast Establishment
Dwelling, Single Detached	Dwelling, Manufactured
Fence	Home Occupation, Major
Home Occupation, Minor	Show Home
Prefabricated Structure	Suite, Attached
Public Park	
Solar Collector, Minor	

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 9-29.
- b) All new development permits issued for the placement of dwelling, manufactured within the GC-LDR – Grande Cache Lower Density Residential District shall require that the dwelling, manufactured have a year built of 1991 or newer.

Table 9-29: GC-LDR District Regulations

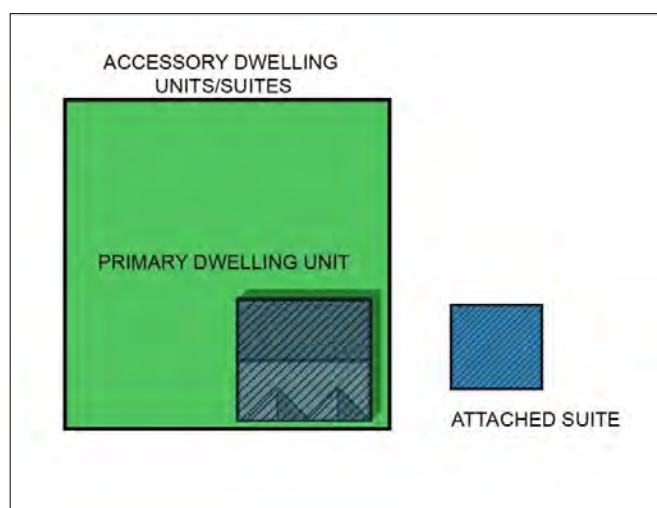
MATTER TO BE REGULATED	REGULATION
Minimum parcel depth	30.5 m (100.0 ft)
Minimum parcel width	40%
<ul style="list-style-type: none"> Dwelling, Single Detached 	Internal – 15.24 m (50.0 ft.) Corner – 16.75 m (55.0 ft.)
<ul style="list-style-type: none"> Dwelling, semi-detached (stacked) 	Internal – 12.2 m (40.0 ft.) Corner – 13.7 m (45.0 ft.)

<ul style="list-style-type: none"> Dwelling, Semi-detached (side-by-side) 	Internal – 7.62 m (25.0 ft.) for each dwelling Corner – 10.25 m (33.7 ft.) for each dwelling
Minimum parcel area	(464.52 m ²) 5000 ft ²
Maximum parcel coverage (all buildings)	40%
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> Front parcel line 	6.1 m (20.0 ft.)
<ul style="list-style-type: none"> Side parcel line 	1.5 m (5.0 ft.)
<ul style="list-style-type: none"> Rear parcel line 	7.5 m (24.6 ft.) for principal dwelling
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel line 	Provincial Highway 40.0m (131.2ft) Internal subdivision road: 7.5m (24.6ft) Service road: 7.5m (24.6ft.) Undeveloped road allowance 40.0m (131.2 ft.)
<ul style="list-style-type: none"> Rear parcel line 	1.5m (4.9 ft.)
Maximum building height	10.7 m (35.0 ft.) (2½ storeys)

4) Additional Provisions

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 9-28. or Table 9-29, 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.).

Figure 9-5: Example of GC-LDR Dwelling Configurations



*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.15 Grande Cache Manufactured Home Park (GC-MHP) District**1) Purpose**

The purpose of this District is to provide in the Hamlet of Grande Cache for manufactured dwelling on a leasehold basis. 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.

2) Uses

Table 9-30 identifies the permitted and discretionary uses within GC-MHP District.

Table 9-30: GC-MHP Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Dwelling, Accessory
Dwelling, Manufactured	Personal Services Establishment
Fence	Child Care, Family Day Home
Home Occupation, Minor	
Manufactured Home Park Office	
Solar Collector, Minor	
Wind Energy Conversion System, Micro	

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 9-31.
- b) All new development permits issued for the placement of dwelling, manufactured within the Grande Cache Manufactured Home Park (GC-MHP) District shall require that the dwelling, manufactured have a year built of 1991 or newer.

Table 9-31: GC-MHP District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel area	
<ul style="list-style-type: none"> Manufactured Home Park 	1.0 ha (2.5 ac)
<ul style="list-style-type: none"> Any other uses 	At the discretion of the Development Authority
Manufactured home site dimensions: {The boundaries of the manufactured home site must be marked with permanent site markers.}	
<ul style="list-style-type: none"> Site width, single-wide 	12 m (40.0 ft.)
<ul style="list-style-type: none"> Site width, double-wide 	14.5 m (48.0 ft.)
<ul style="list-style-type: none"> Site area, single-wide 	409.0 m ² (4,400.0 ft ²)
<ul style="list-style-type: none"> Site area, double-wide 	490.0 m ² (5,275.0 ft ²)
Maximum site coverage (all buildings)	45%, and all accessory buildings/structures within the site shall not be larger than the manufactured home.
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> Front parcel line 	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 style="list-style-type: none"> Side parcel line 	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 style="list-style-type: none"> Rear parcel line 	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.).
Maximum building height	5.0 m (16.4 ft.)
Minimum floor area	
<ul style="list-style-type: none"> Single-wide manufactured home 	62.43 m ² (672.0 ft ²)
<ul style="list-style-type: none"> Double-wide manufactured home 	92.9 m ² (1,000.0 ft ²)

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 be well drained and maintained to the satisfaction of the Development Authority.
- b) The manufactured dwelling and all facilities in the manufactured home park shall be connected by safe, convenient, hard-surfaced pedestrian walkways, using a material satisfactory to the Development Authority but, 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:
 - i. 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:

Table 9-32: Minimum Street 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) All accessory buildings and structures such as, patios, porches, additions, skirting, parging and storage facilities shall be factory prefabricated units, or of a quality equivalent thereof, so that the appearance, design and construction will complement the manufactured home.
- i) 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.
- j) Ten percent (10%) of the gross site area of the manufactured home park shall be devoted to recreational use. This recreation space shall be placed in locations convenient to all residents, free from traffic hazards, shall not be included in areas designated as buffer strips and shall be clearly defined.
- k) All areas of the manufactured home park not occupied by manufactured 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.
- l) A lighted storage area of 14.0 m² (150.0 ft.²) 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 6) for additional regulations and exceptions. ***

9.16 Grande Cache Neighbourhood Commercial (GC-NC) District**1) Purpose**

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.

2) Uses

Table 9-33 identifies the permitted and discretionary uses within GC-NC District.

Table 9-33: GC-NC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Fitness and Wellness Facility
Child Care, Facility	Mixed use development
Convenience Store	Restaurant
Fence	Vehicle Wash, Light Passenger
Office, Professional	Wind Energy Conversion System, Minor
Personal Services Establishment	
Prefabricated Structure	
Solar Collector, Minor	
Wind Energy Conversion System, Micro	

3) Regulations

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 9-34.

Table 9-34: GC-NC District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel size	0.4 ha. (1.0 ac.)
Maximum parcel size	1.0 ha. (2.5 ac.)
Maximum parcel coverage	50%
Maximum floor area ratio	1.0
Minimum front and rear yard	7.62 m (25.0 ft.)
Minimum side yard	10% of parcel width or 4.6 m (15.0 ft), whichever is less; or as required per Section 6.14 of this Bylaw.
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	10.7 m (35.0 ft.) or 2½ storeys, whichever is less

• Accessory building	5.0 m (16.4 ft.)
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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 4.4 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.

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.17 Hamlet Commercial (HC) District**1) Purpose**

The purpose of this District is to provide for a variety of commercial and tourism-related developments within hamlets, with the exception of the Hamlet of Grande Cache.

2) Uses

Table 9-35 identifies the permitted and discretionary uses within HC District.

Table 9-35: HC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Automotive Service
Animal Care Service, Minor	Coverall Building
Automotive/Recreational Vehicle (RV) Sales and Service	Craft Brewery and Distillery
Automotive Supply Store	Sanitary Dump Station
Building Supply	
Bus Depot	
Child Care, Facility	
Convenience Store	
Dwelling, Accessory	
Fence	
Health Services	
Hotel	
Motel	
Office, Professional	
Office, Trade	
Personal Services Establishment	
Recreation, Indoor	
Restaurant	
Retail Store, General	
Retail Store, Specialty	
Vehicle Wash, Light Passenger	
Service Station	
Sign	
Solar Collector, Minor	

Truck Stop	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

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 9-36.

Table 9-36: HC District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel size	950.0 m ² (10,225.7 ft ²)
Minimum parcel width	100 m (328.1 ft.)
Minimum setback of principal building, structure or use from:	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line abutting residential 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Interior side parcel line abutting other uses 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> Rear parcel line 	7.5 m (24.6 ft.)
Minimum setback of accessory building, structure or use from:	
<ul style="list-style-type: none"> 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.)
<ul style="list-style-type: none"> Interior side parcel line abutting residential 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Interior side parcel line abutting other uses 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> Rear parcel line 	7.5 m (24.6 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	6.7 m (22 ft.)
Maximum parcel coverage (all buildings)	40%

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.18 Hamlet Industrial (HI) District**1) Purpose**

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

2) Uses

Table 9-37 identifies the permitted and discretionary uses within HI District.

Table 9-37: HI Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Animal Care Service, Major
Animal Care Service, Minor	Automotive Service
Automotive/Recreational Vehicle (RV) Sales and Rentals	Coverall Building
Automotive Supply Store	Trucking Operation
Building Supply	Utilities, Major
Dwelling, Accessory	
Fence	
Manufacturing Plant, Small Scale	
Office, Trade	
Oilfield Service	
Recreational Vehicle Storage	
Service Station	
Sign	
Solar Collector, Minor	
Storage, Outdoor	
Truck Stop	
Vehicle Wash, Commercial	
Vehicle Wash, Light Passenger	
Wind Energy Conversion System, Major	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

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 9-38.

Table 9-38: HI District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel size	0.2 ha (0.5 ac)
Minimum parcel width	30.0 m (98.4 ft.)
Minimum setback of principal building, structure or use from:	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Rear parcel line 	3.0 m (9.8 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	6.7 m (22 ft.)
Maximum parcel coverage (all buildings)	40%

9.19 Hamlet Residential (HR) District**1) Purpose**

The purpose of this District is to encourage smaller parcel development to increase density and shall be serviced with municipal water and sewer, excluding residential districts in the Hamlet of Grande Cache.

2) Uses

Table 9-39 identifies the permitted and discretionary uses within HR District.

Table 9-39: HR Permitted and Discretionary Uses

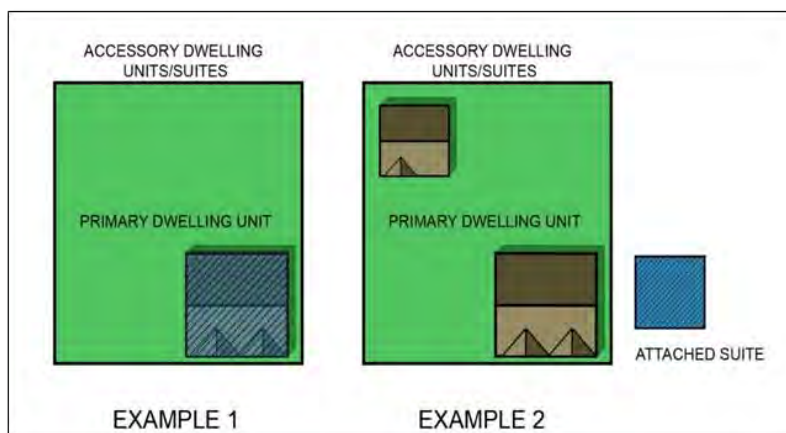
PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Backyard Beekeeping
Apartment	Backyard Hen Enclosure
Dwelling, Multi-Unit	Coverall Building
Dwelling, Semi-Detached	Dwelling, Manufactured
Dwelling, Single Detached	Wind Energy Conversion System, Minor
Dwelling, Townhouse	
Fence	
Home Occupation, Minor	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Micro	

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 9-40.
- b) All new development permits issued for the placement of dwelling, manufactured within the HR – Hamlet Residential District shall require that the dwelling, manufactured have a year built of 1991 or newer.

Table 9-40: HR District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	2 dwellings per parcel, which may include: <ul style="list-style-type: none"> • 1 primary dwelling or • 1 suite
Minimum parcel size	465.0 m ² (5,005. ft ²)
Maximum parcel size	0.2 ha (0.5 ac)
Minimum parcel width	15.0 m (49.2 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> • 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.).
<ul style="list-style-type: none"> • Interior side parcel line 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> • Rear parcel line 	1.5 m (4/9 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> • Principal building and structures (4 storeys) 	16.0 m (52.5 ft.)
<ul style="list-style-type: none"> • Principal building and structures (3 storeys) 	14.0 m (45.9 ft.)
<ul style="list-style-type: none"> • All other principal buildings and structures 	10.0 m (32.8 ft.)
<ul style="list-style-type: none"> • Accessory building 	5.0 m (16.4 ft.)
Maximum parcel coverage (all buildings)	40%

Figure 9-6: Example of HR Dwelling Configurations

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.20 Industrial General (M-2) District**1) Purpose**

The purpose of this District is to provide for industrial uses that require relatively large tracts of un-serviced land.

2) Uses

Table 9-41 identifies the permitted and discretionary uses within M-2 District.

Table 9-41: M-2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Abattoir
Accommodation, Employee	Cannabis Production Facility
Agricultural Processing	Coverall Building
Animal Care Service, Major	Landfill, Industrial
Auction Mart	Manufacturing Plant, Large Scale
Automotive Service	Oil and Gas Facility
Heavy Equipment Sales and Rentals	Salvage Yard
Borrow Pit	Utilities, Major
Bulk Fueling Station	Work Camp
Cartage Terminal	
Dugout	
Dwelling, Accessory	
Fence	
Greenhouse	
Manufacturing Plant, Small Scale	
Natural Resource Processing	
Office, Trade	
Oilfield Service	
Sign	
Solar Collector, Major	
Solar Collector, Minor	
Storage, Outdoor	
Storage, Temporary	
Truck Stop	
Trucking Operation	
Vehicle Wash, Commercial	

Wind Energy Conversion System, Major	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

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 9-42.

Table 9-42: M-2 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 1 accessory dwelling per parcel
Minimum parcel size	1.0 ha (2.5 ac)
Maximum parcel size	8.0 ha (19.8 ac)
Minimum parcel width	20.0 m (65.6 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> Rear parcel line 	15.0 m (49.2 ft.)
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel and exterior side 	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.)
<ul style="list-style-type: none"> Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> Rear parcel line 	15.0 m (49.2 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	6.7 m (22 ft.)
Maximum parcel coverage (all buildings)	40%

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 6) for additional regulations and exceptions. ***

9.21 Industrial Light (M-1) District**1) Purpose**

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

2) Uses

Table 9-43 identifies the permitted and discretionary uses within M-1 District.

Table 9-43: M-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Abattoir
Animal Care Service, Major	Accommodation, Employee
Animal Care Service, Minor	Agricultural, Support Service
Automotive/Recreational Vehicle (RV) Sales and Rentals	Automotive Service
Automotive Supply Store	Bulk Fueling Station
Borrow Pit	Coverall Building
Dugout	Trucking Operation
Dwelling, Accessory	Utilities, Major
Fence	
Heavy Equipment Sales and Rentals	
Manufacturing Plant, Small Scale	
Office, Trade	
Oilfield Service	
Sign	
Solar Collector, Minor	
Storage, Outdoor	
Storage, Temporary	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

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 9-44.

Table 9-44 M-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 1 accessory dwelling per parcel
Minimum parcel size	1.0 ha (2.5 ac)
Maximum parcel size	4.0 ha (9.9 ac)
Minimum parcel width	20.0 m (65.6 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Rear parcel line 	7.5 m (24.6 ft.)
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel and exterior side 	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.)
<ul style="list-style-type: none"> Interior side parcel line 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> Rear parcel line 	2.0 m (6.6 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	6.7 m (22 ft.)
<ul style="list-style-type: none"> Accessory buildings 	5.0 m (16.4 ft.)
Maximum parcel coverage (all buildings)	40%

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.22 Institutional (INS) District

1) Purpose

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.

2) Uses

Table 9-45 identifies the permitted and discretionary uses within INS District.

Table 9-45: INS Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Coverall Building
Borrow Pit	Solar Collector, Major
Cemetery	Wind Energy Conversion System, Major
Child Care, Facility	
Community Facility	
Corrections Services	
Dugout	
Dwelling, Accessory	
Educational Services	
Fence	
Government Services	
Health Services	
Place of Worship	
Prefabricated Structure	
Protective Services	
Recreation, Indoor	
Recreation, Outdoor Passive	
Solar Collector, Minor	
Supportive Living Accommodation	
Utilities, Major	

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 9-46.

Table 9-46: INS District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel size	1.0 ha (2.5 ac)
Maximum parcel size	4.0 ha (9.9 ac)
Minimum parcel width	18.0m (59.1 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Rear parcel line 	7.5 m (24.6 ft.)
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel and exterior side 	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.)
<ul style="list-style-type: none"> Interior side parcel line 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> Rear parcel line 	2.0m (6.6 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	6.7 m (22 ft.)
Maximum parcel coverage (all buildings)	40%

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.23 Manufactured Home Park (MHP) District**1) Purpose**

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

2) Uses

Table 9-47 identifies the permitted and discretionary uses within MHP District.

Table 9-47: MHP Permitted and Discretionary Use

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Dwelling, Accessory
Convenience Store	Personal Services Establishment
Dugout	Child Care, Family Day Home
Dwelling, Manufactured	
Fence	
Home Occupation, Minor	
Manufactured Home Park Office	
Sign	
Solar Collector, Minor	
Wind Energy Conversion System, Micro	

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 9-48.
- b) All new development permits issued for the placement of dwelling, manufactured within the Manufactured Home Park (MHP) District shall require that the dwelling, manufactured have a year built of 1991 or newer.

Table 9-48: MHP District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 1 accessory dwelling per parcel
Minimum parcel size	365 ² (3,928.8 ft ²)
Maximum parcel size	9.7 m (31.8 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line abutting residential 	1.5 m (4.9 ft.); or 4.5 m (14.8 ft.) from adjacent dwelling
<ul style="list-style-type: none"> Rear parcel line 	6.0 m (19.7 ft.)
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel and exterior side 	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.)
<ul style="list-style-type: none"> Interior side parcel line abutting residential 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Interior side parcel line abutting other uses 	1.5 m (4.9 ft.)
<ul style="list-style-type: none"> Rear parcel line 	7.5 m (24.6 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	4.0 m (16.4 ft.)
Maximum parcel coverage (all buildings)	40%

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.24 Recreational (REC) District**1) Purpose**

The purpose of this District is to provide for the development of recreational facilities and associated uses.

2) Uses

Table 9-49 identifies the permitted and discretionary uses within REC District.

Table 9-49: REC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Coverall Building
Accommodation, Leisure	Recreation, Outdoor Motorized Vehicle
Borrow Pit	
Campground	
Campsite	
Concession Stand	
Dugout	
Dwelling, Accessory	
Fence	
Hotel	
Marina	
Motel	
Recreation, Indoor	
Recreation, Outdoor Passive	
Resort	
Sanitary Dump Station	
Sign	
Solar Collector, Minor	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

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 9-50.

Table 9-50: REC District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel size	1.0 ha (2.5 ac)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> Rear parcel line 	15.0 m (49.2 ft.)
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel and exterior side 	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.)
<ul style="list-style-type: none"> Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> Rear parcel line 	15.0 m (49.2 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	6.7 m (22 ft.)
Maximum parcel coverage (all buildings)	40%

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.25 Rural Commercial (RC) District**1) Purpose**

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

2) Uses

Table 9-51 identifies the permitted and discretionary uses within RC District.

Table 9-51: RC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Automotive Service
Animal Care Service, Minor	Bulk Fueling Station
Automotive/Recreational Vehicle (RV) Sales and Rentals	Coverall Building
Automotive Supply Store	Craft Brewery and Distillery
Bus Depot	
Convenience Store	
Dwelling, Accessory	
Fence	
Heavy Equipment Sales and Rentals	
Hotel	
Motel	
Office, Professional	
Office, Trade	
Personal Services Establishment	
Protective Services	
Recreation, Indoor	
Recreational Vehicle Storage	
Restaurant	
Retail Store, General	
Retail Store, Specialty	
Service Station	
Sign	
Solar Collector, Minor	
Truck Stop	

Vehicle Wash, Commercial	
Vehicle Wash, Light Passenger	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

3) Regulations

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 9-52.

Table 9-52: RC District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum density	A maximum of 1 accessory dwelling per parcel
Minimum parcel size	465 m ² (5,005.2 ft ²)
Minimum parcel width	18.0 m (59.1 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line 	5.0 m (16.4 ft.)
<ul style="list-style-type: none"> Rear parcel line 	7.0 m (23.0 ft.)
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel and exterior side 	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 style="list-style-type: none"> Interior side parcel line 	3.0 m (9.8 ft.)
<ul style="list-style-type: none"> Rear parcel line 	3.0 m (9.8 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	6.7 m (22 ft.)
Maximum parcel coverage (all buildings)	50%

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

9.26 Rural Settlement (RS) District

1) Purpose

The purpose of this District is to provide for the development of lands that create a sustainable community in the rural settlements, in accordance with the Municipal Development Plan.

2) Uses

Table 9-53 identifies the permitted and discretionary uses within RS District.

Table 9-53: RS Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building, Structure and Use	Campground
Agricultural Pursuit, Minor	Convenience Store
Backyard Beekeeping	Home Occupation, Major
Backyard Hen Enclosure	Natural Resource Extraction
Borrow Pit	Recreation, Indoor
Coverall Building	Recreation, Outdoor Passive
Dugout	Solar Collector, Major
Dwelling, Accessory	Storage, Outdoor
Dwelling, Manufactured	Work Camp, Project Oriented
Dwelling, Semi-Detached	Sanitary Dump Station
Dwelling, Single Detached	Supportive Living Accommodation
Fence	
Greenhouse	
Home Occupation, Minor	
Housing Collective, Communal	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Micro	
Wind Energy Conversion System, Minor	

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 9-54.
- b) Uses listed within the Institutional District (INS) are to be considered Discretionary Uses in the RS District

Table 9-54: RS District Regulations

MATTER TO BE REGULATED	REGULATION
Minimum parcel size	32.0 ha (79.1 ac)
Minimum parcel width	100 m (328.1 ft.)
Minimum setback of principal building, structure or use from:	
<ul style="list-style-type: none"> 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.).
<ul style="list-style-type: none"> Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> Rear parcel line 	15.0 m (49.2 ft.)
Minimum setback of accessory building from:	
<ul style="list-style-type: none"> Front parcel and exterior side 	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 style="list-style-type: none"> Interior side parcel line 	15.0 m (49.2 ft.)
<ul style="list-style-type: none"> Rear parcel line 	15.0 m (49.2 ft.)
Maximum building and structure height	
<ul style="list-style-type: none"> Principal building and structures 	10.0 m (32.8 ft.)
<ul style="list-style-type: none"> Accessory building 	10.0 m (32.8 ft.)
Maximum parcel coverage (all buildings)	35%

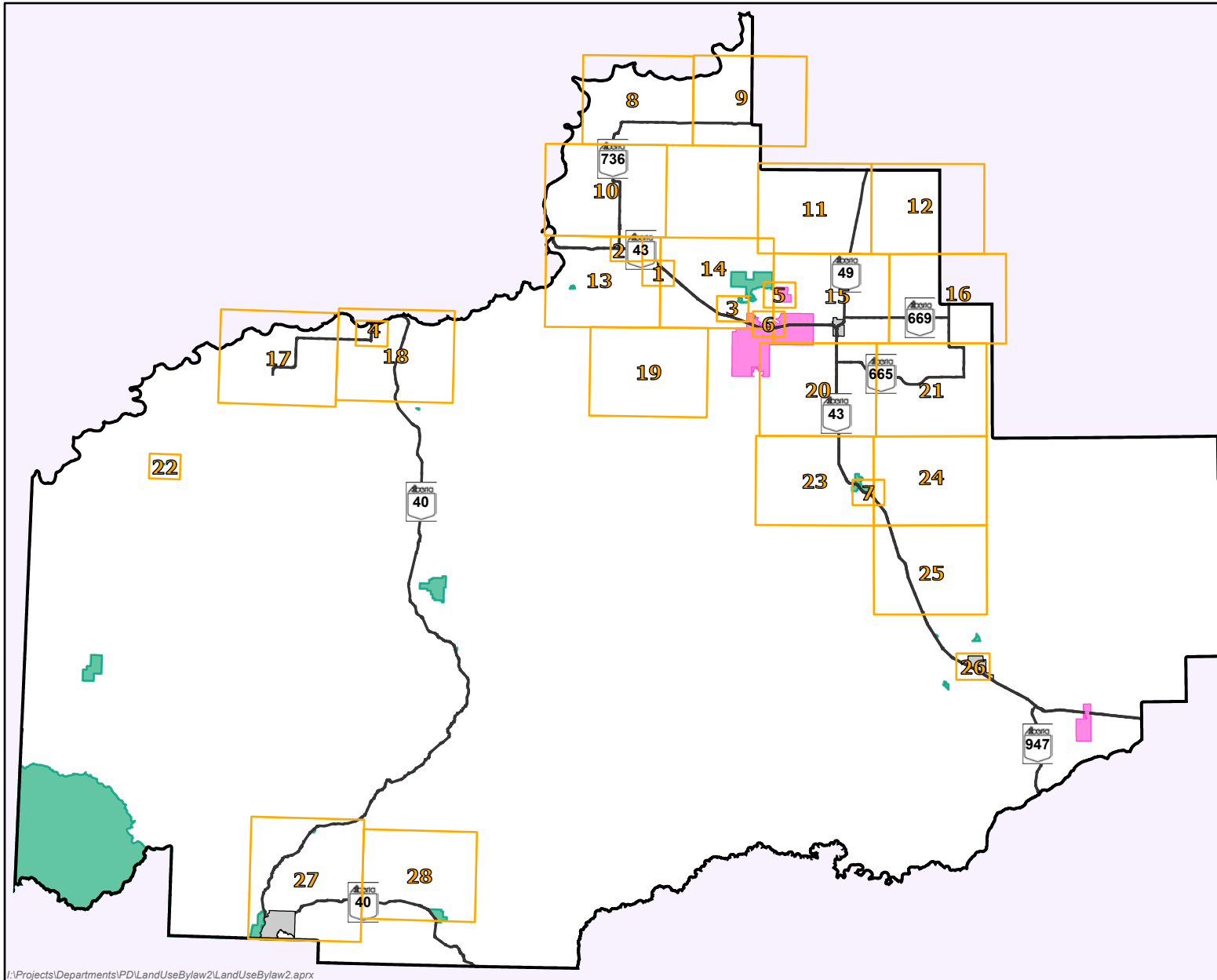
4) Additional Requirements

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

*** See the General Regulations (Section 6) for additional regulations and exceptions. ***

SCHEDULE B

LAND USE BYLAW MAPS

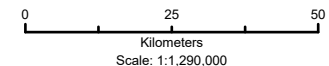


Land Use Bylaw Map Index



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 First Nation Reserve	 Provincial Park
 Map Index	 Town/ Hamlet

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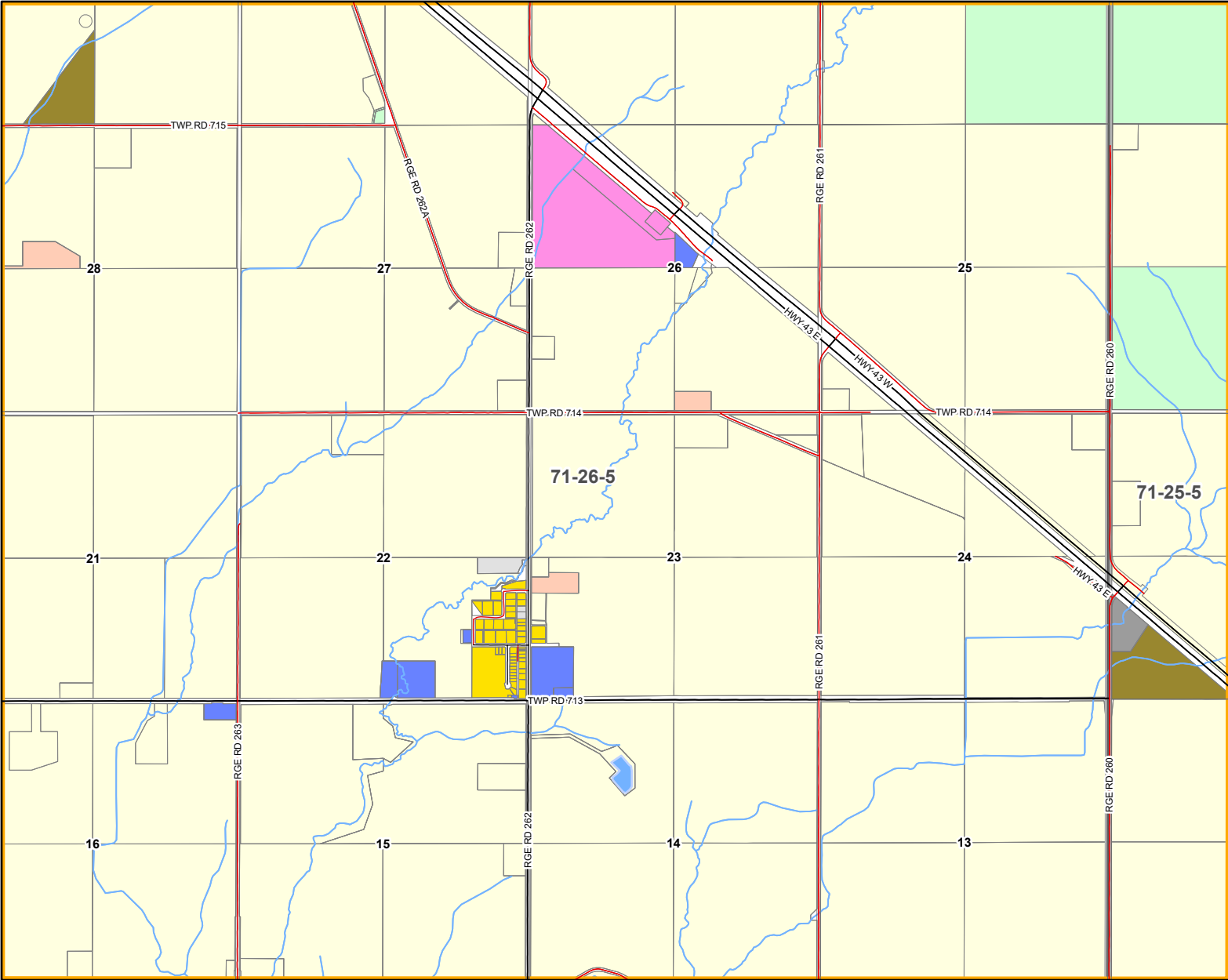


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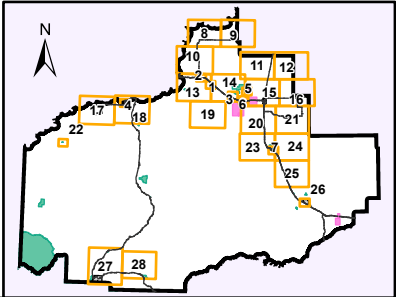
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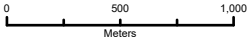
**Ridgevalley
Land Use**

Zoning Type

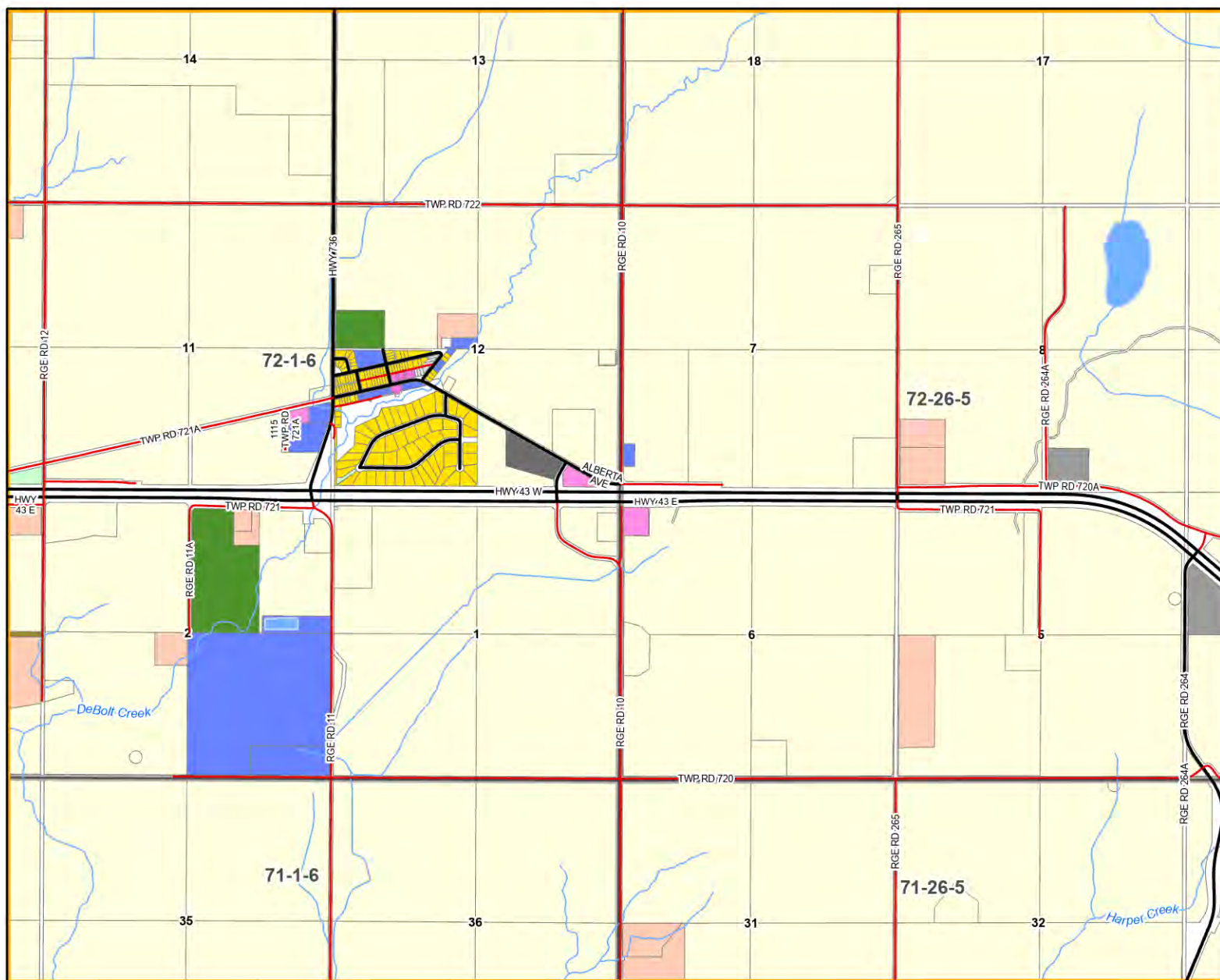
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- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
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- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
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- Provincial Park



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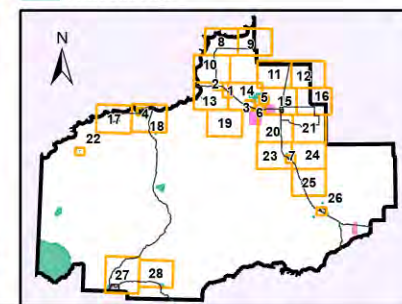
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DeBolt Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
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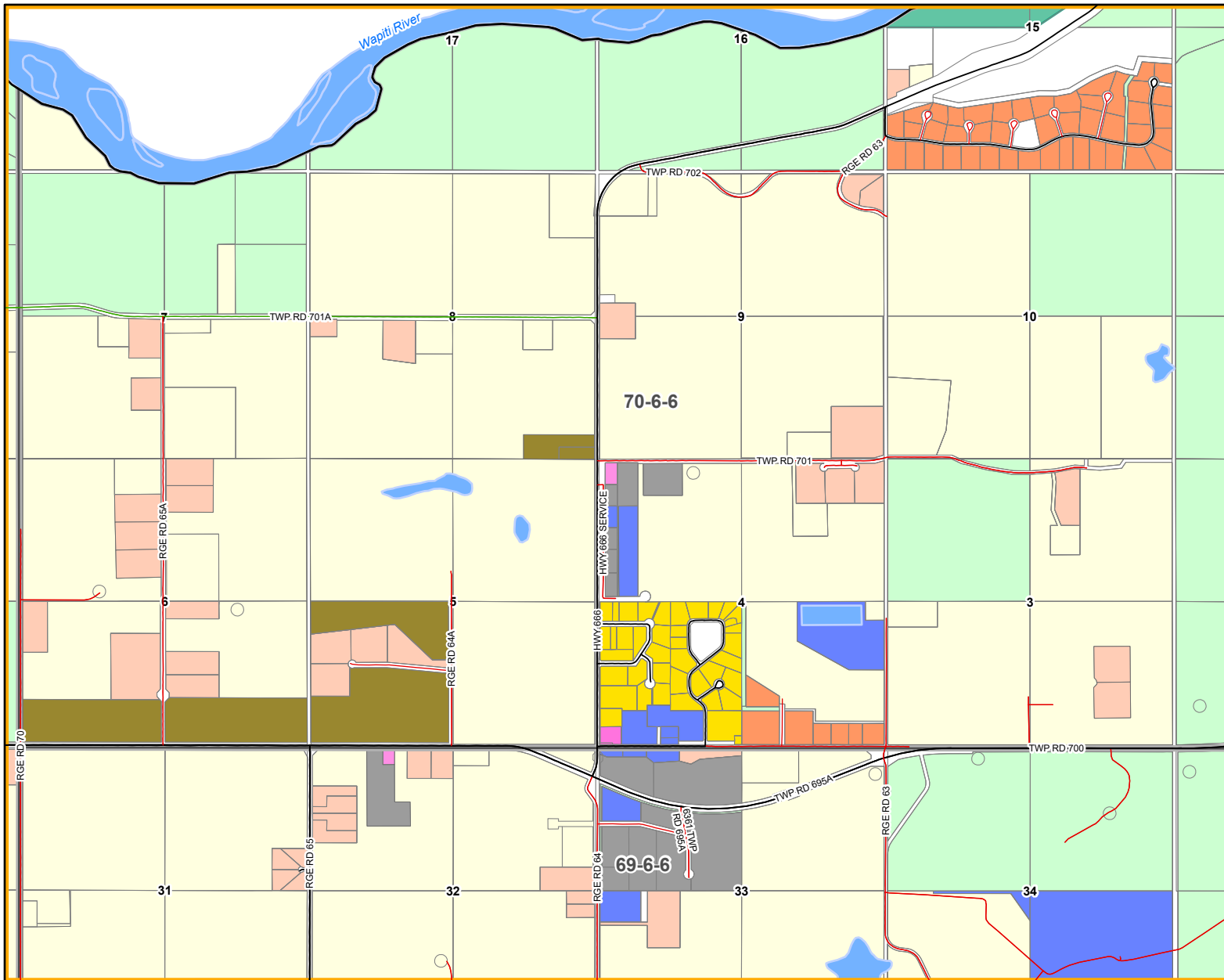
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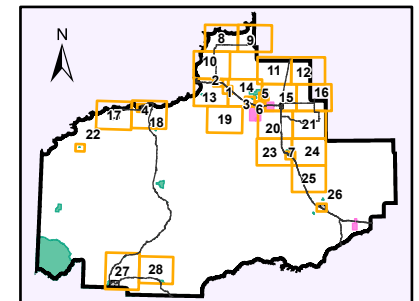
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Grovedale Land Use

Zoning Type

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- Crown Land (CL)
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- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
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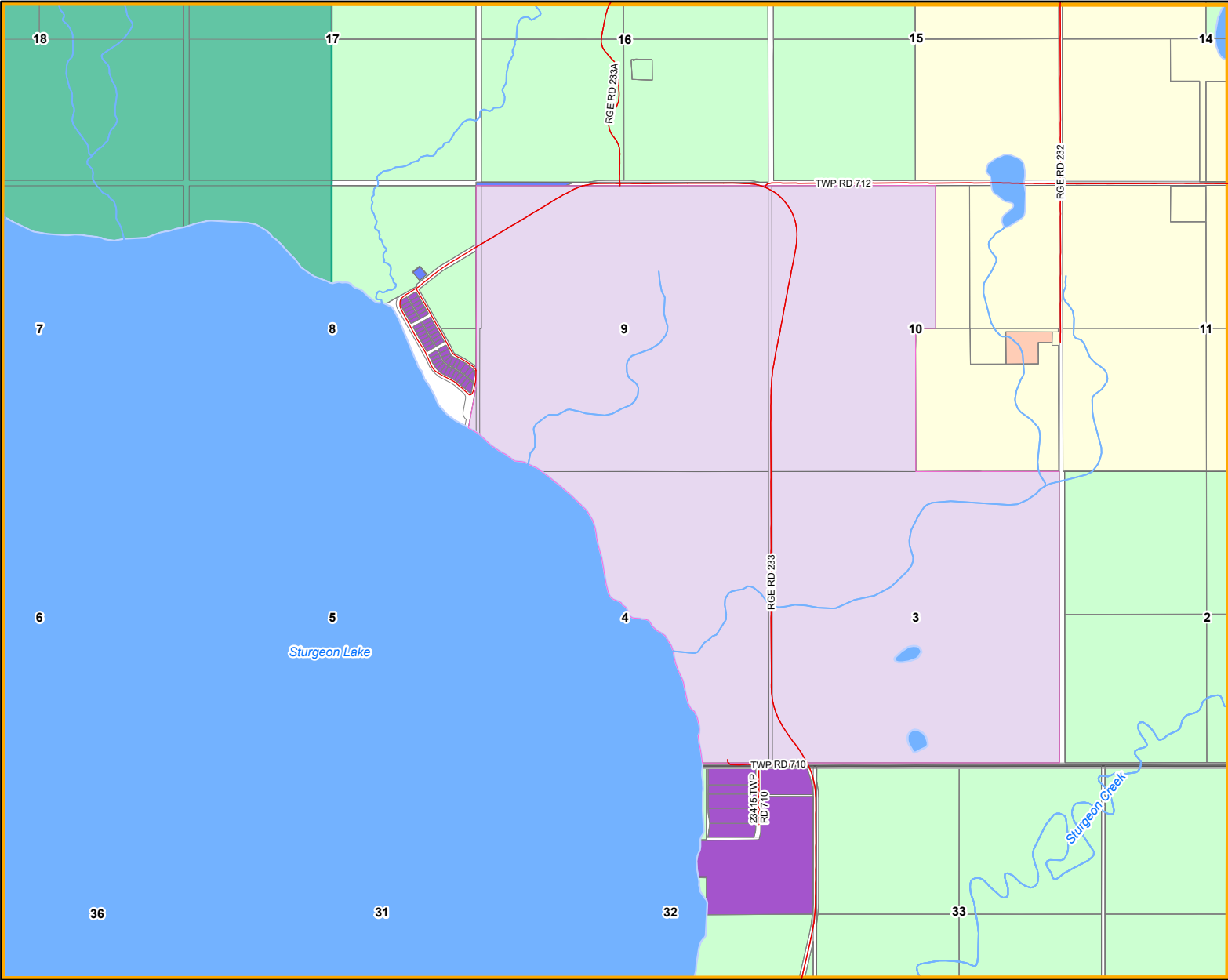
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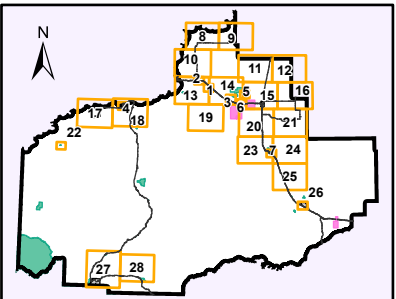




**Sturgeon Lake
North
Land Use**

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
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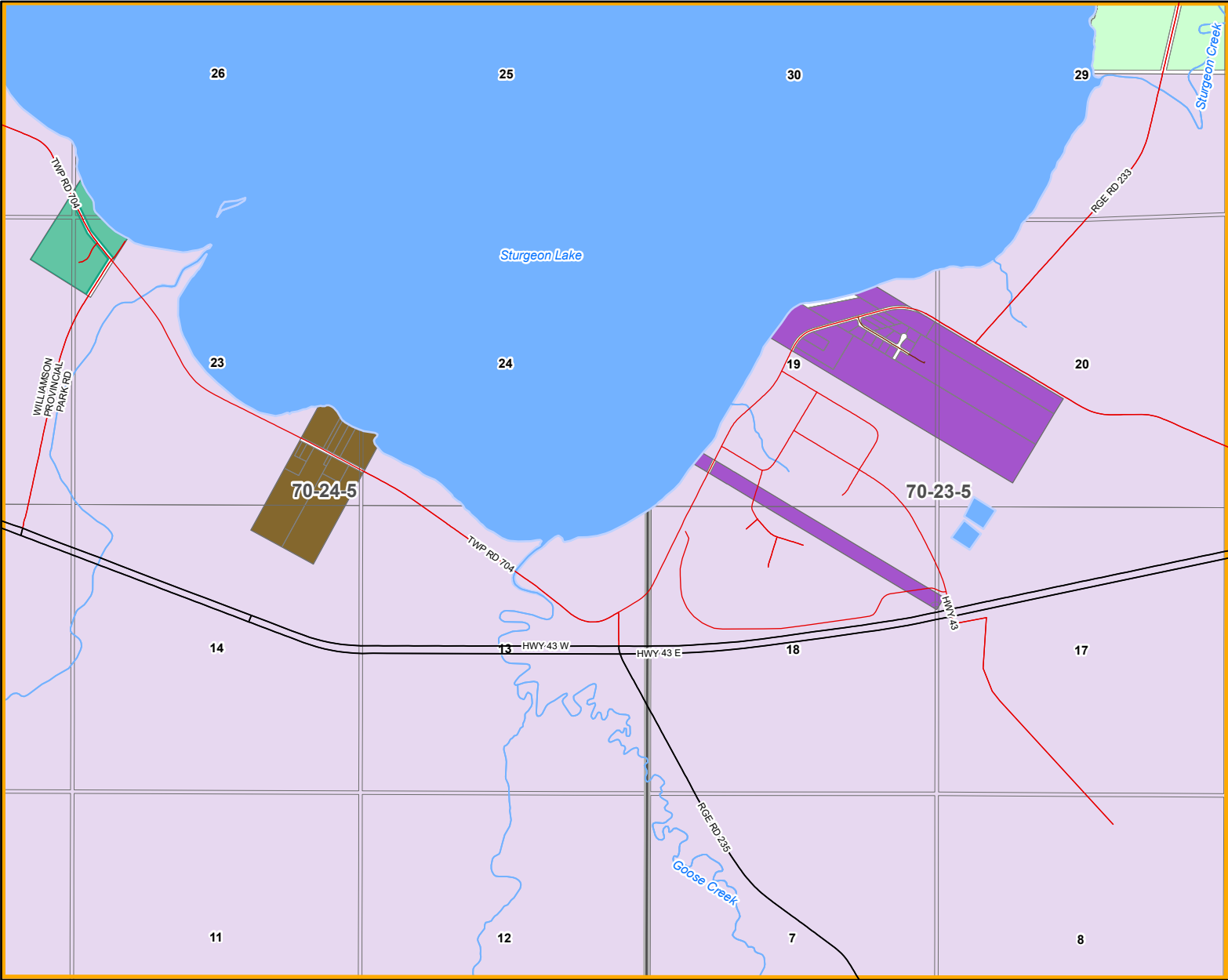
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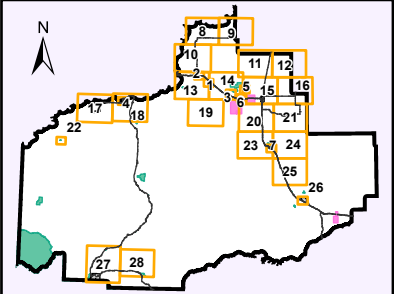




**Sturgeon Lake
South
Land Use**

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
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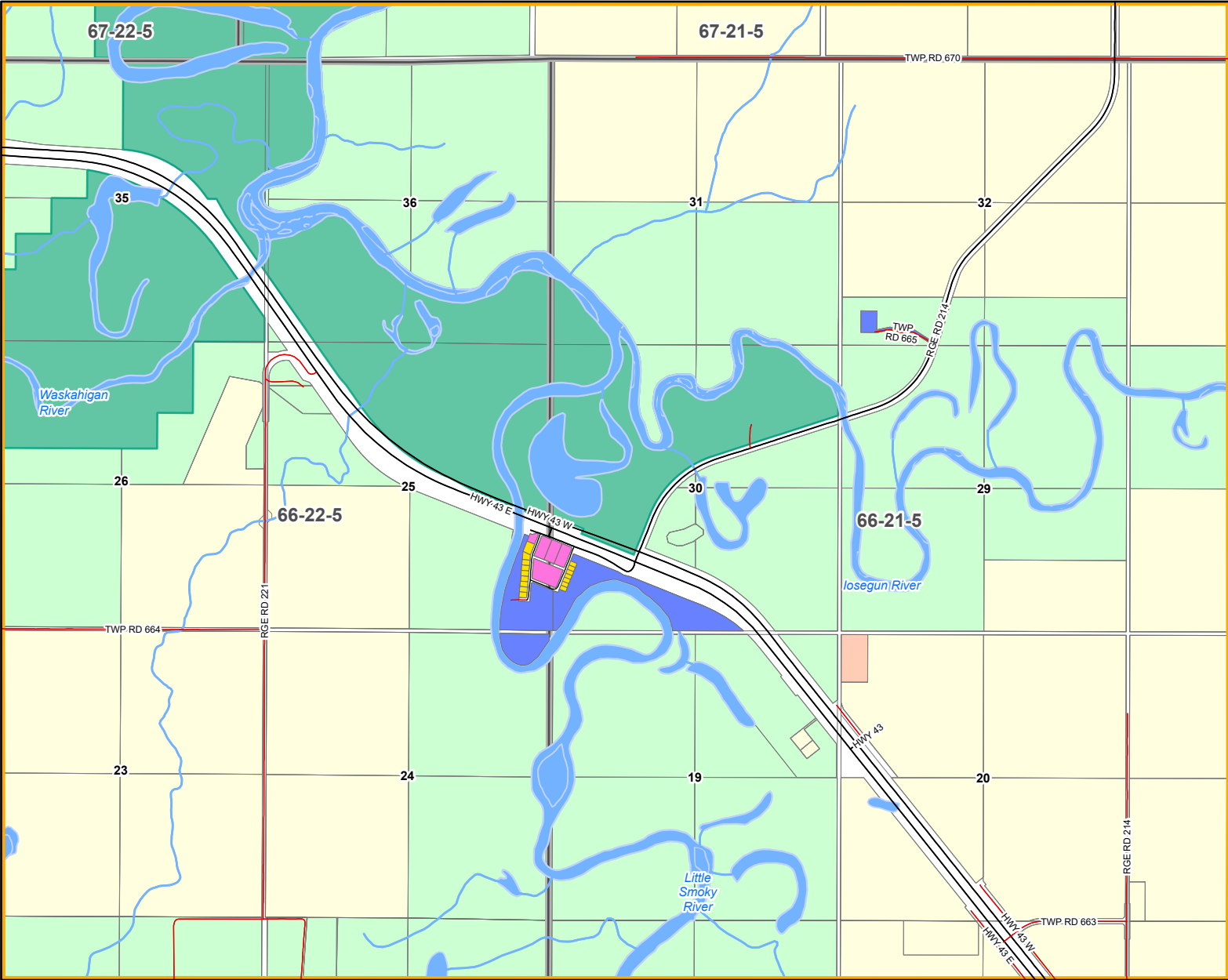
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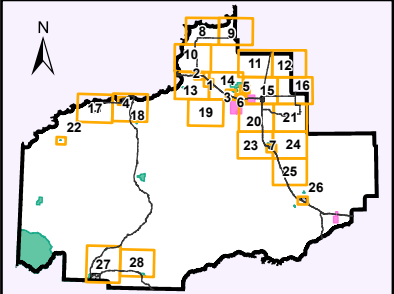




**Little Smoky
Land Use**

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
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- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
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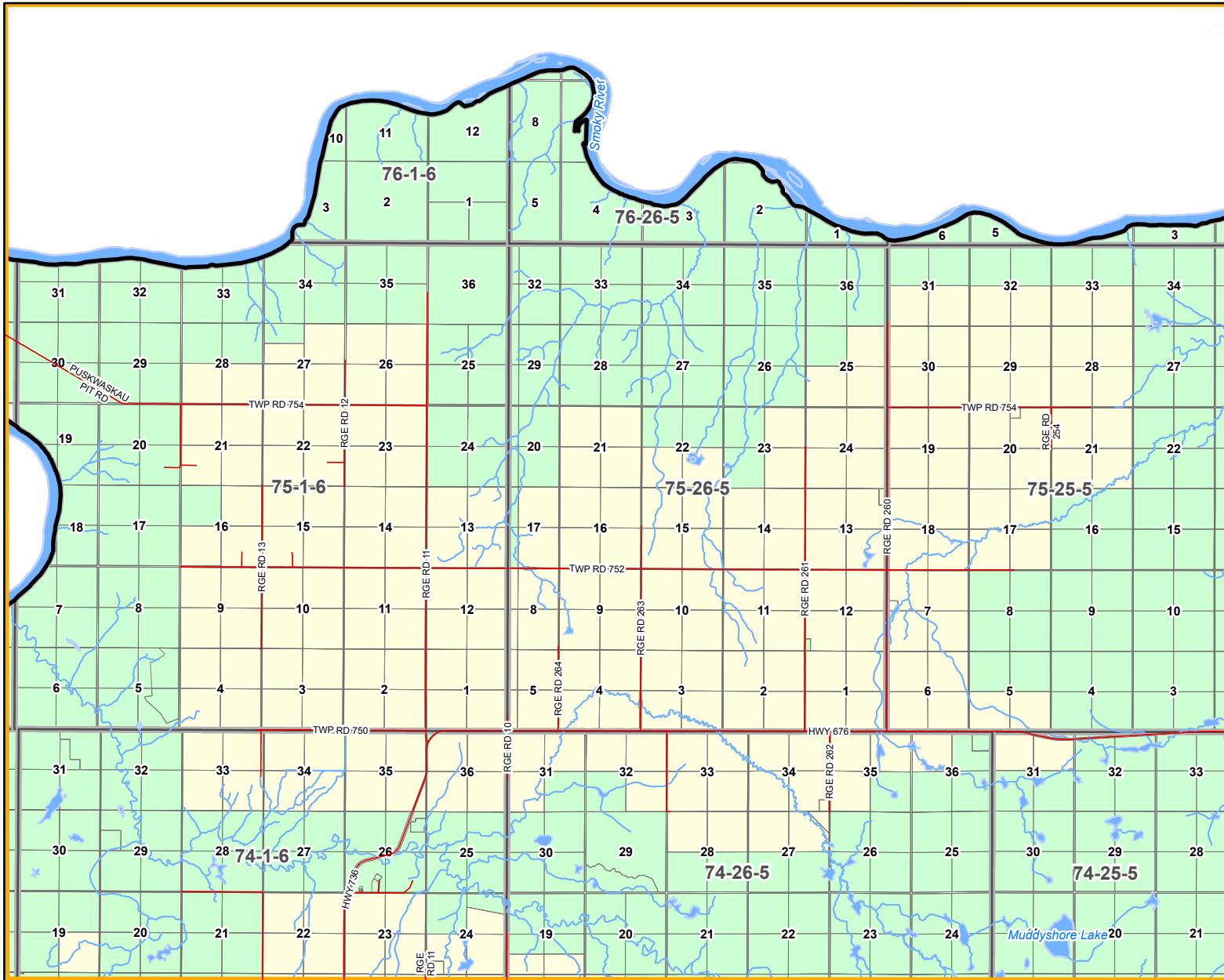
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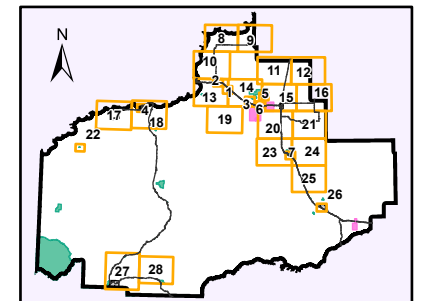
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Puskwaskau Area 1 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
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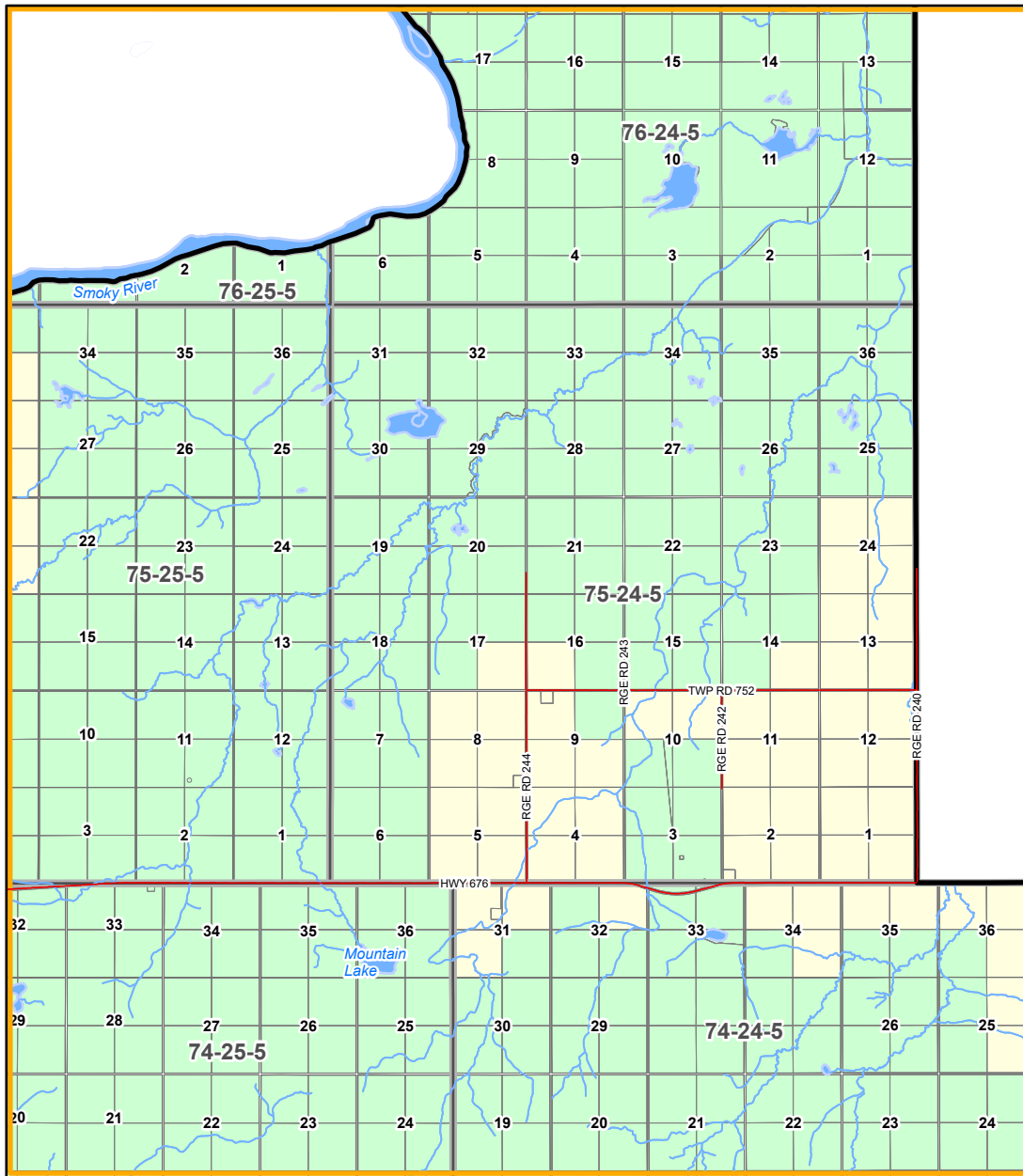
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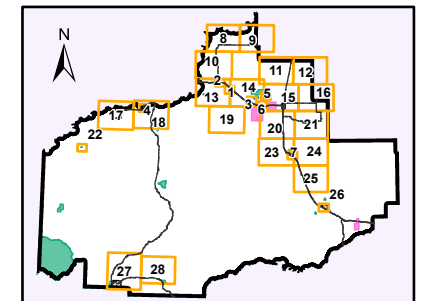
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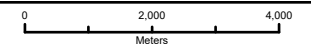
Puskwaskau Area 2 Land Use

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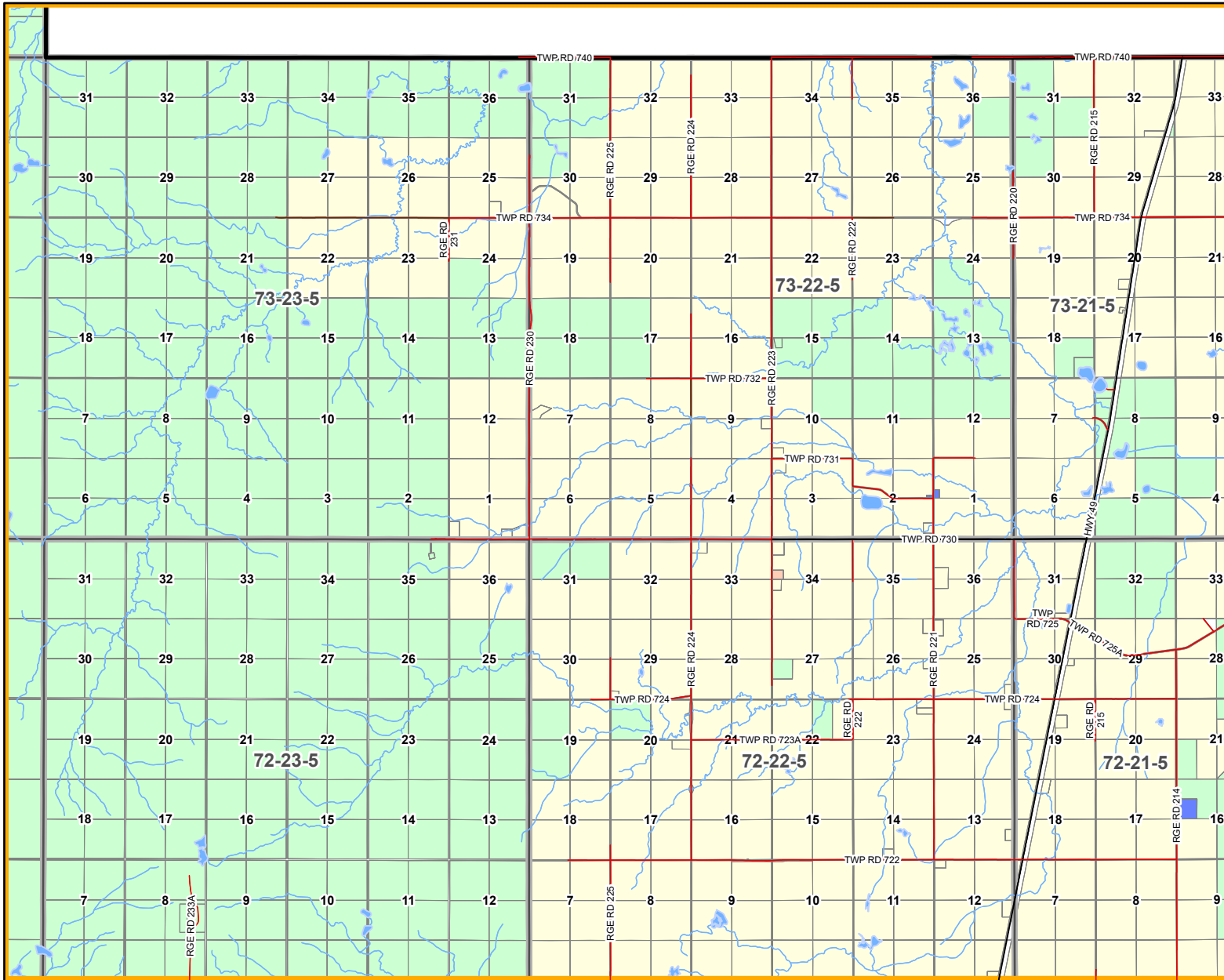
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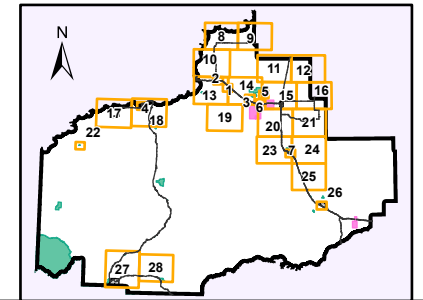
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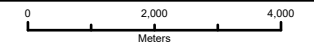
New Fish Creek Area 1 Land Use

Zoning Type

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- Crown Land (CL)
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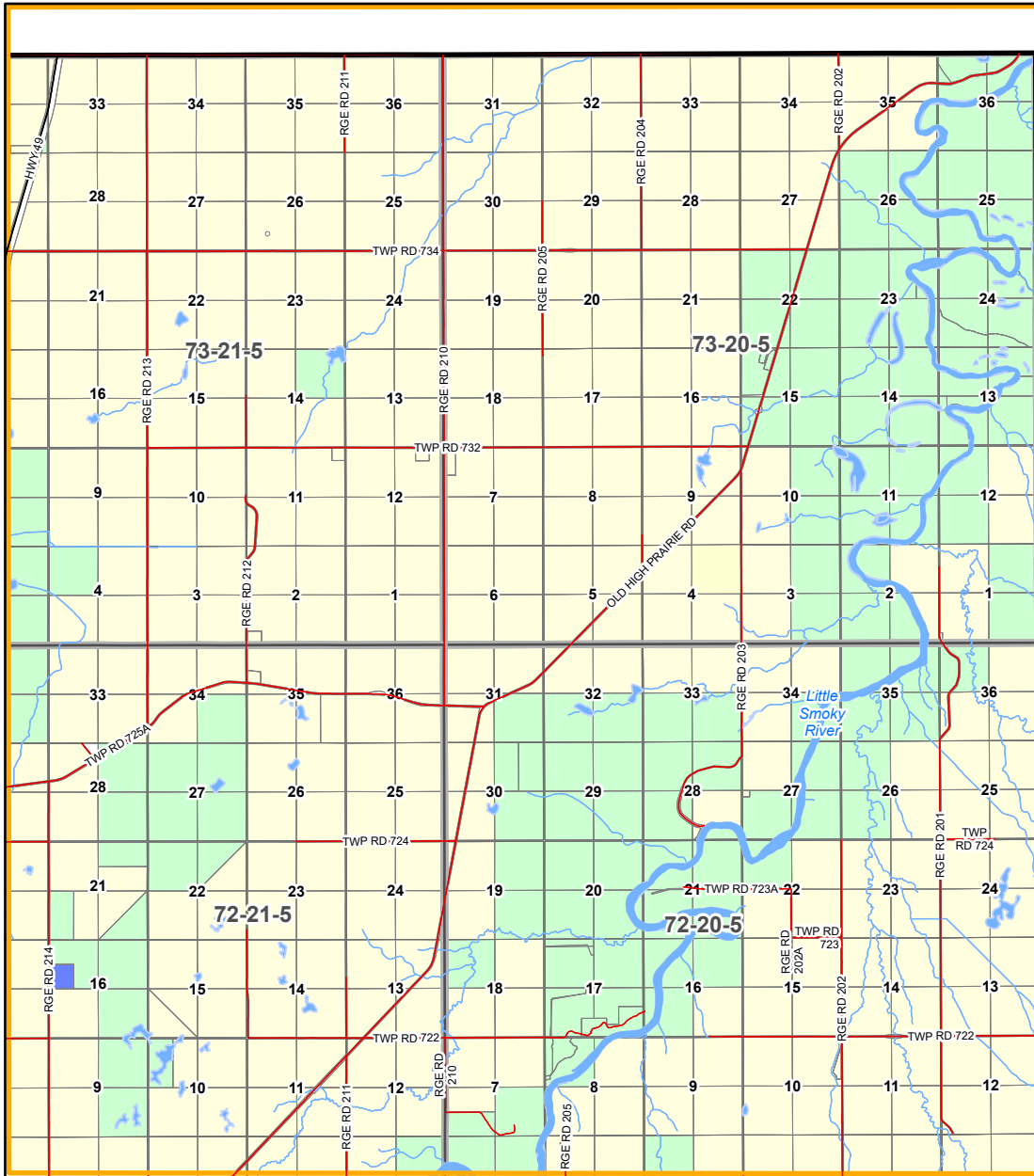


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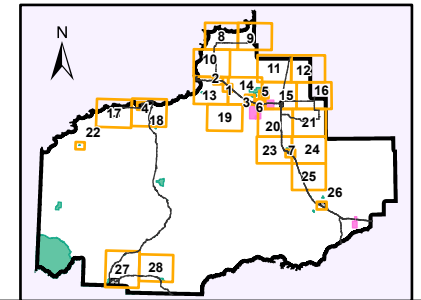
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New Fish Creek Area 2 Land Use

Zoning Type

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- Agricultural Two (A-2)
- Crown Land (CL)
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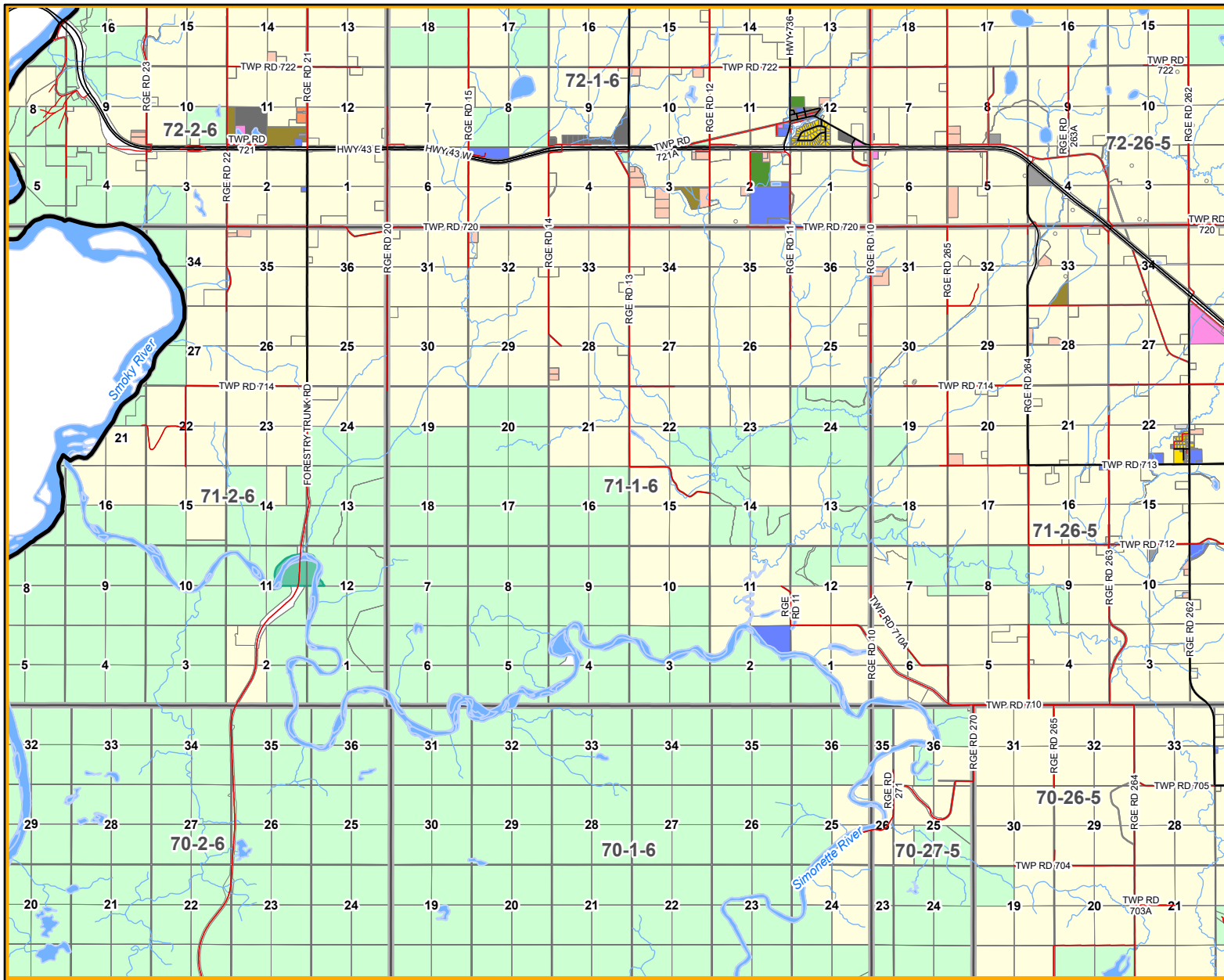
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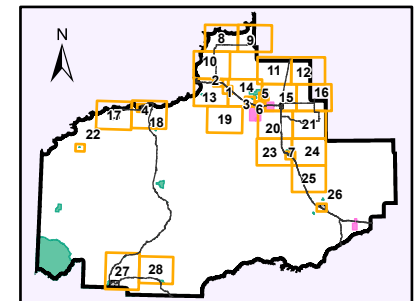
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Goodwin Area Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
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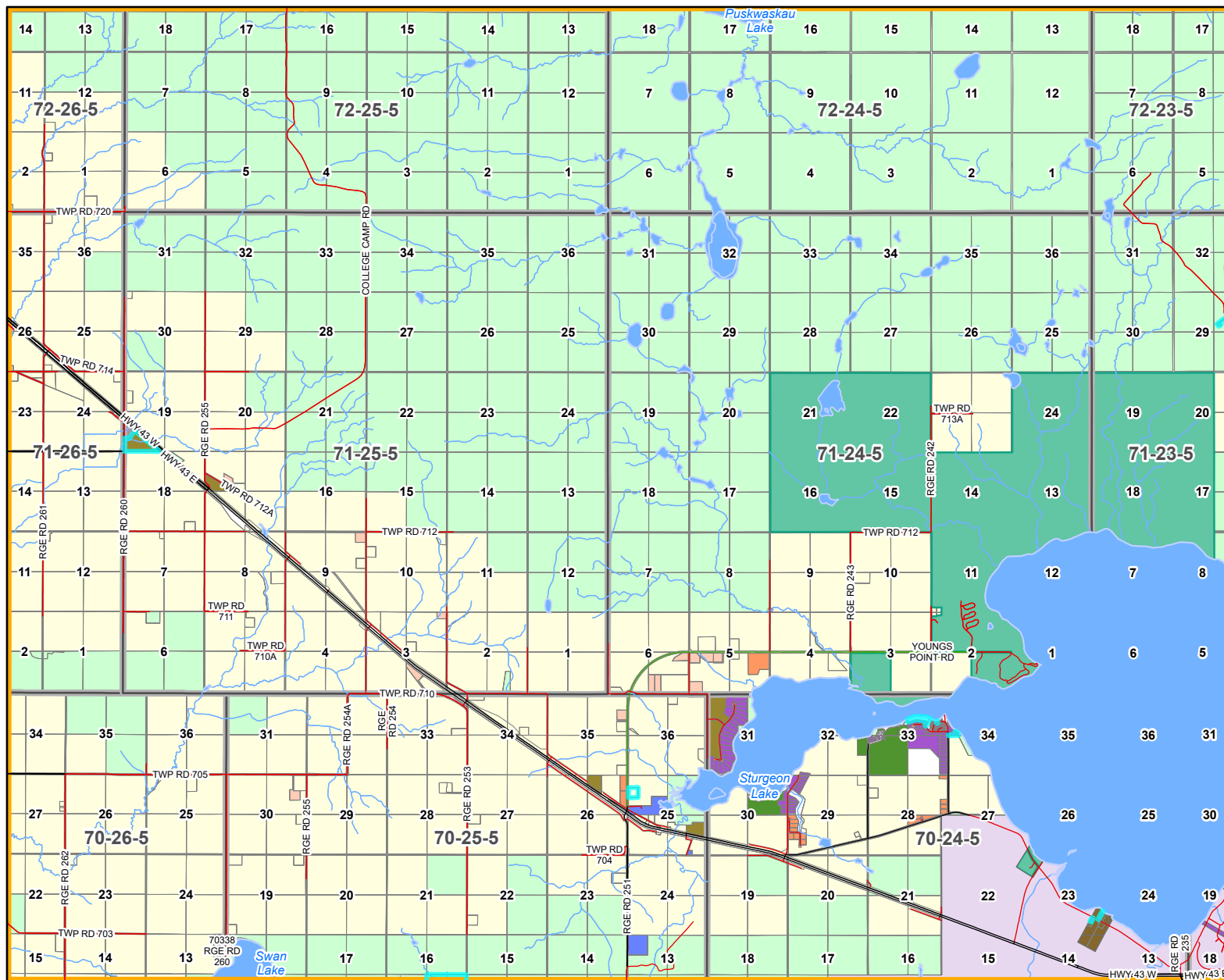
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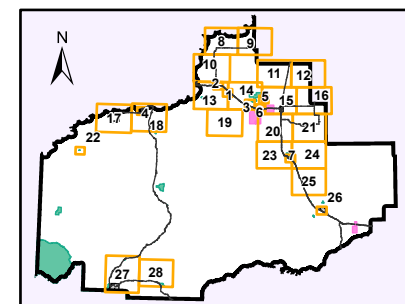
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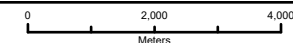
Sturgeon Heights Area 1 Land Use

Zoning Type

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- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
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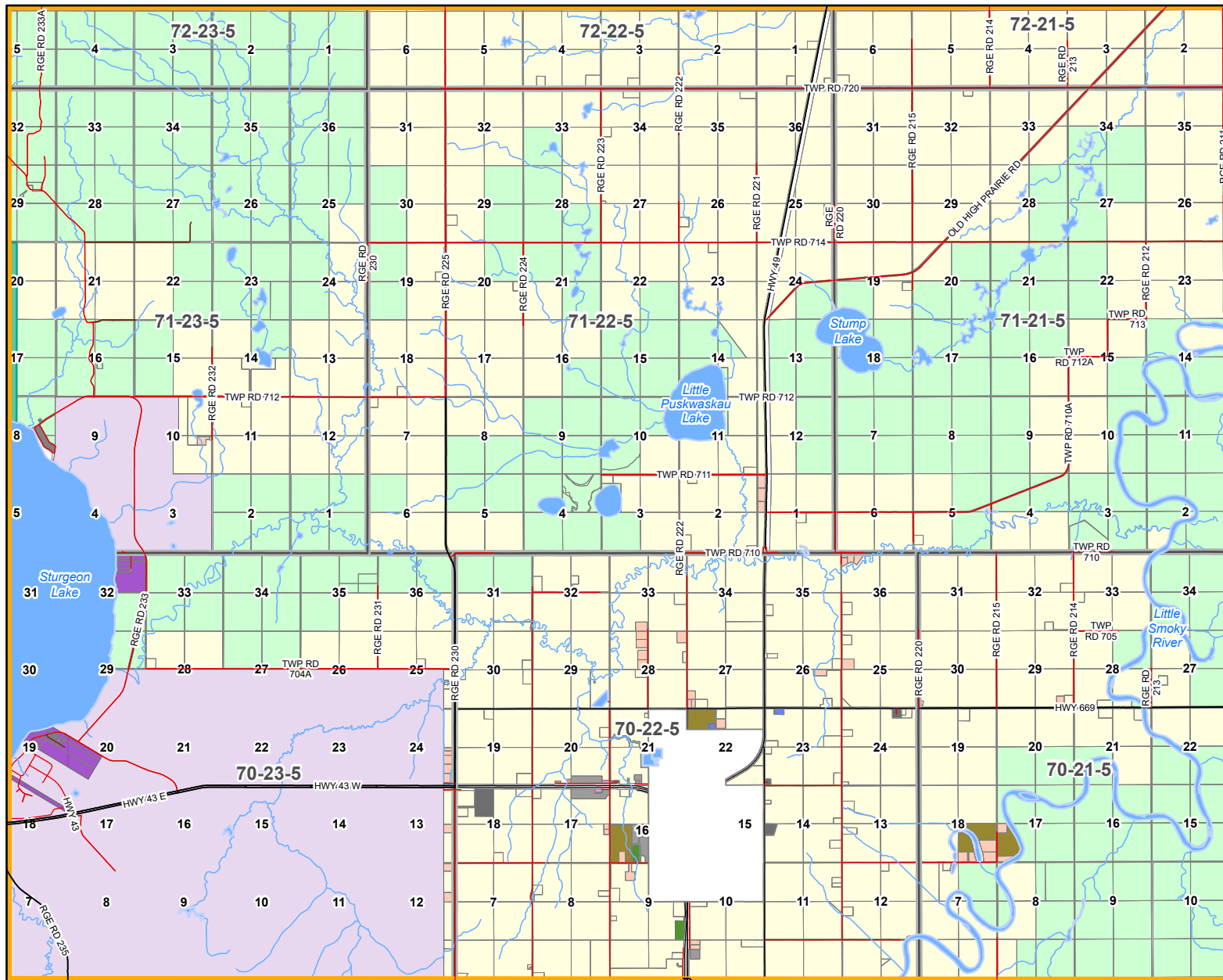
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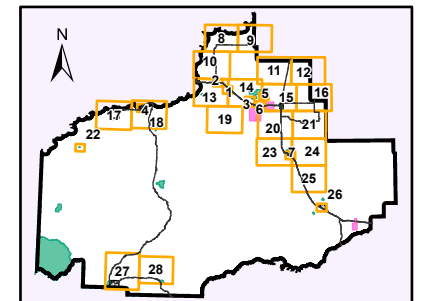
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Valleyview Area 1 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
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- Provincial Park



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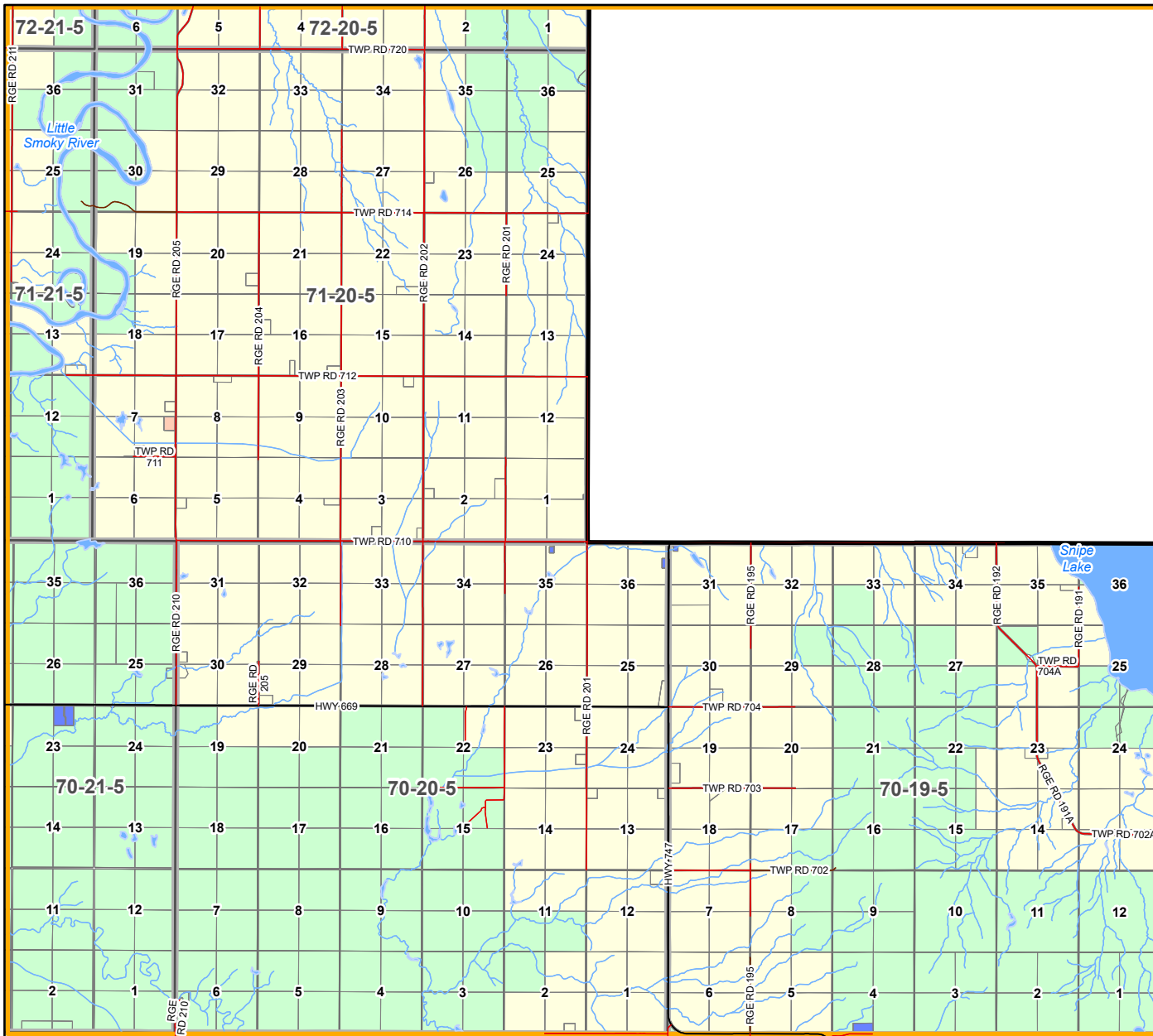
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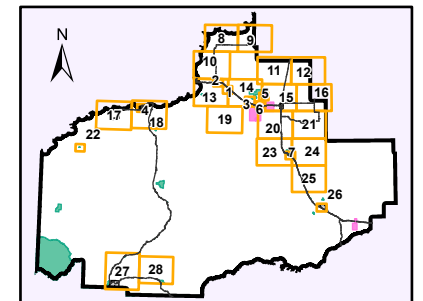
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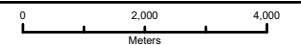
Sunset House Area Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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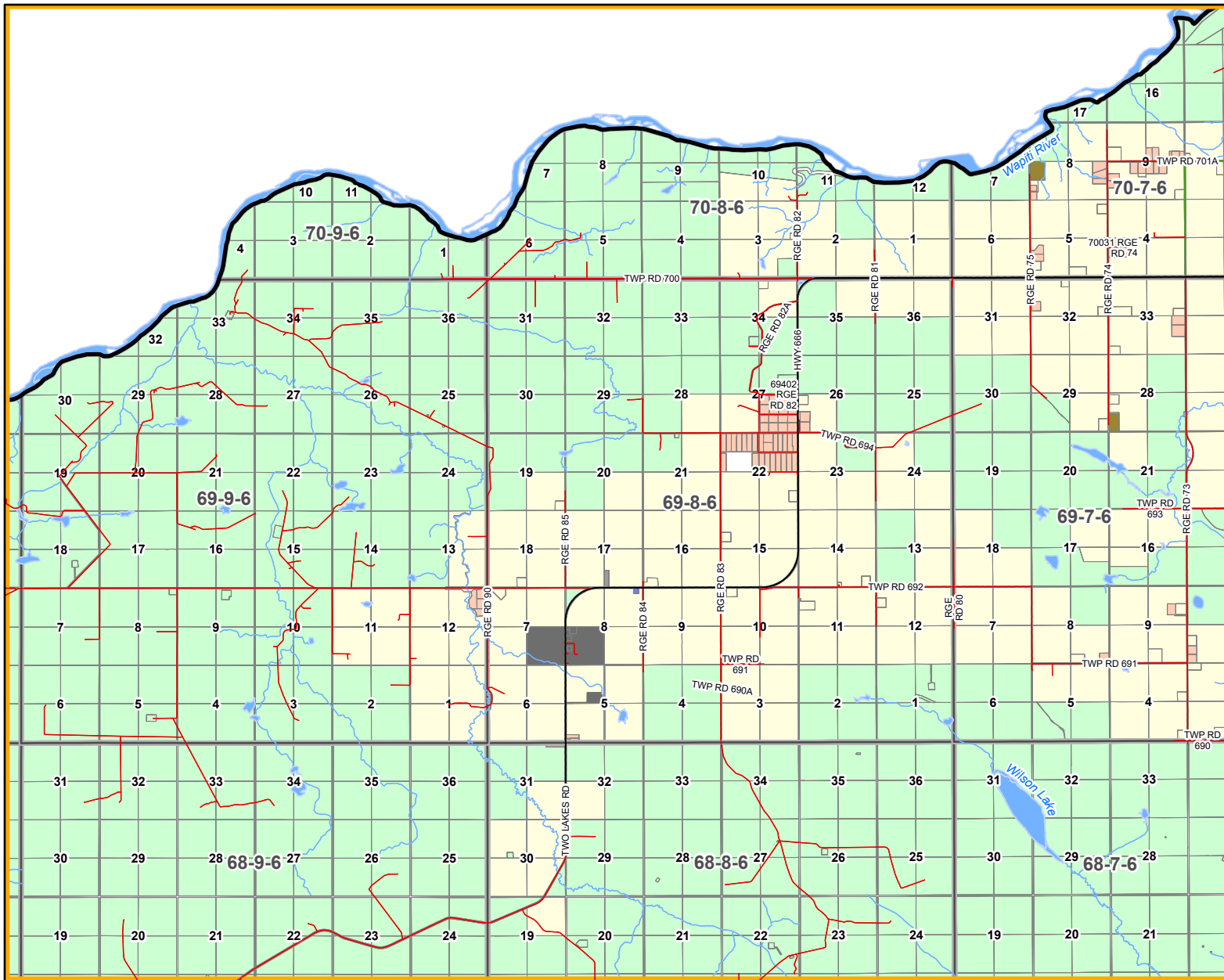


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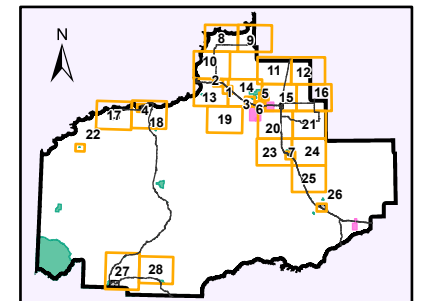
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Wapiti Area Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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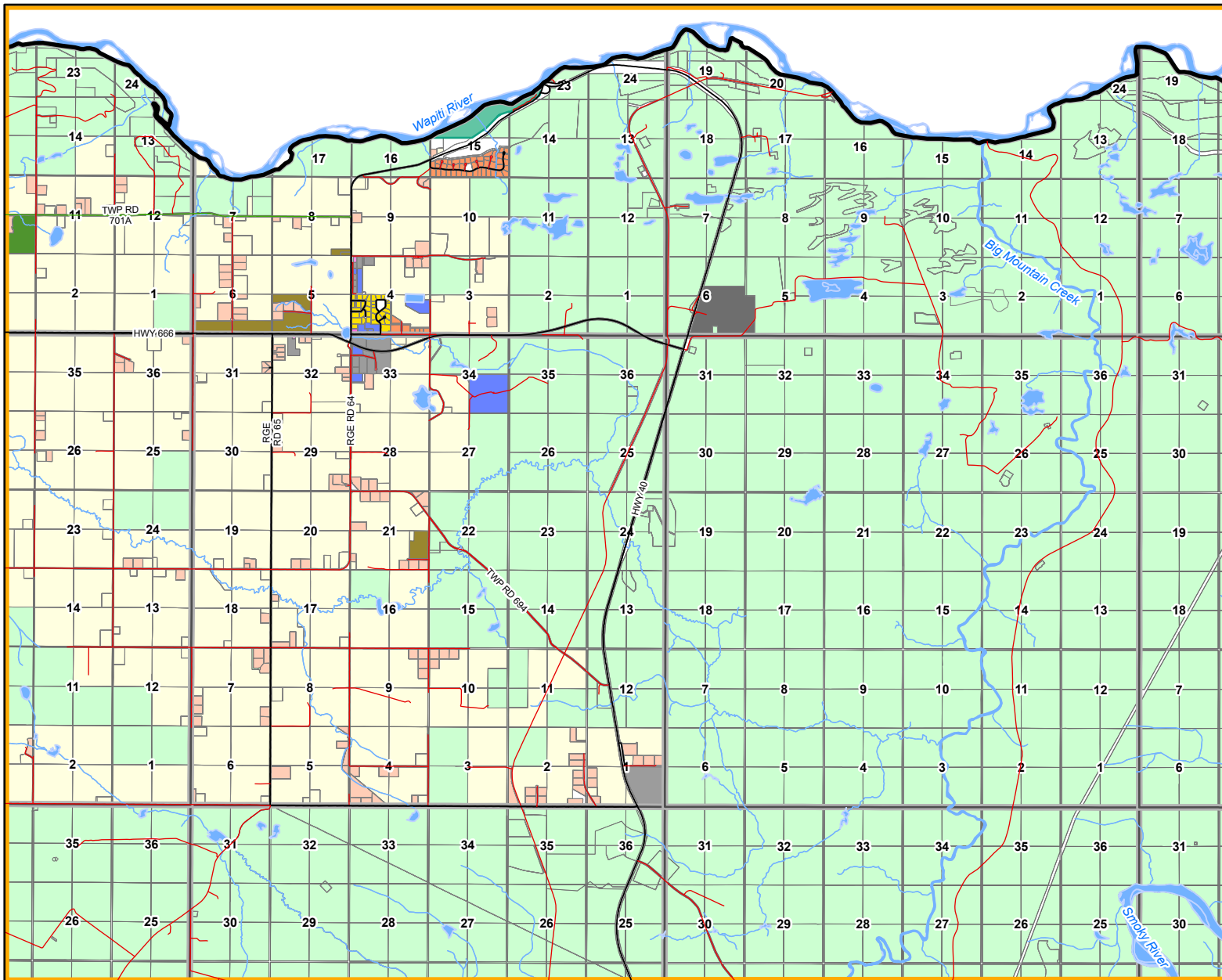
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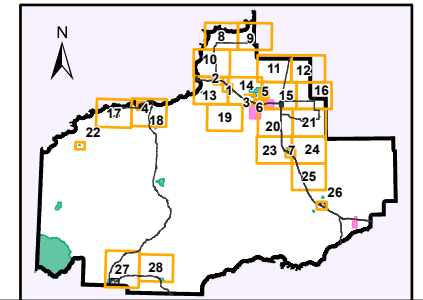
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Grovedale Area Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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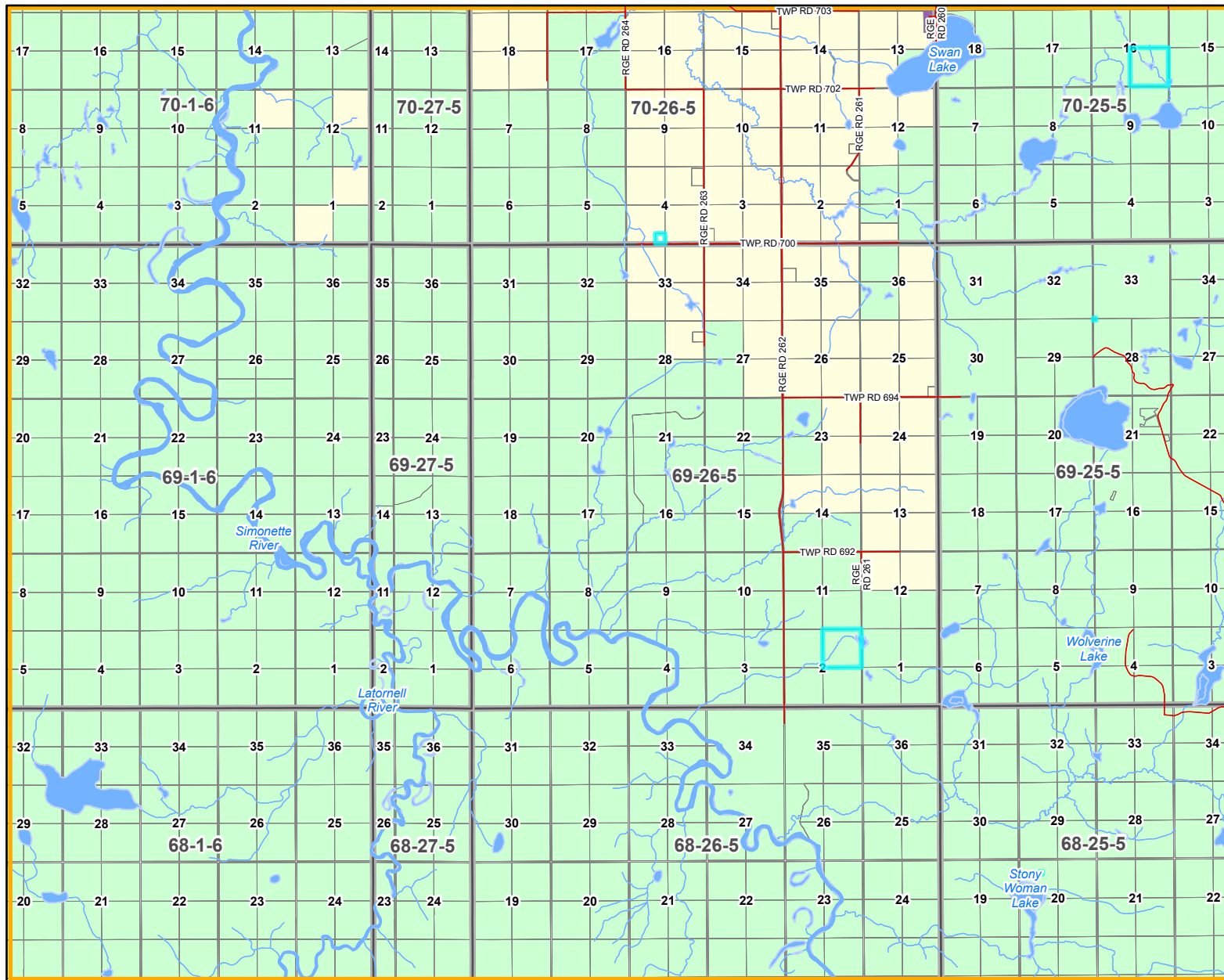
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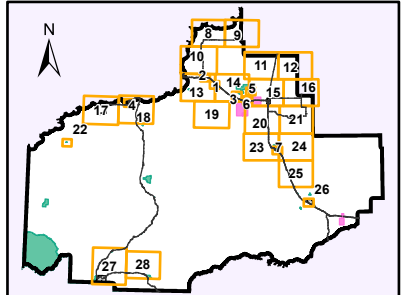




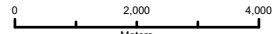
Sturgeon Heights Area 2 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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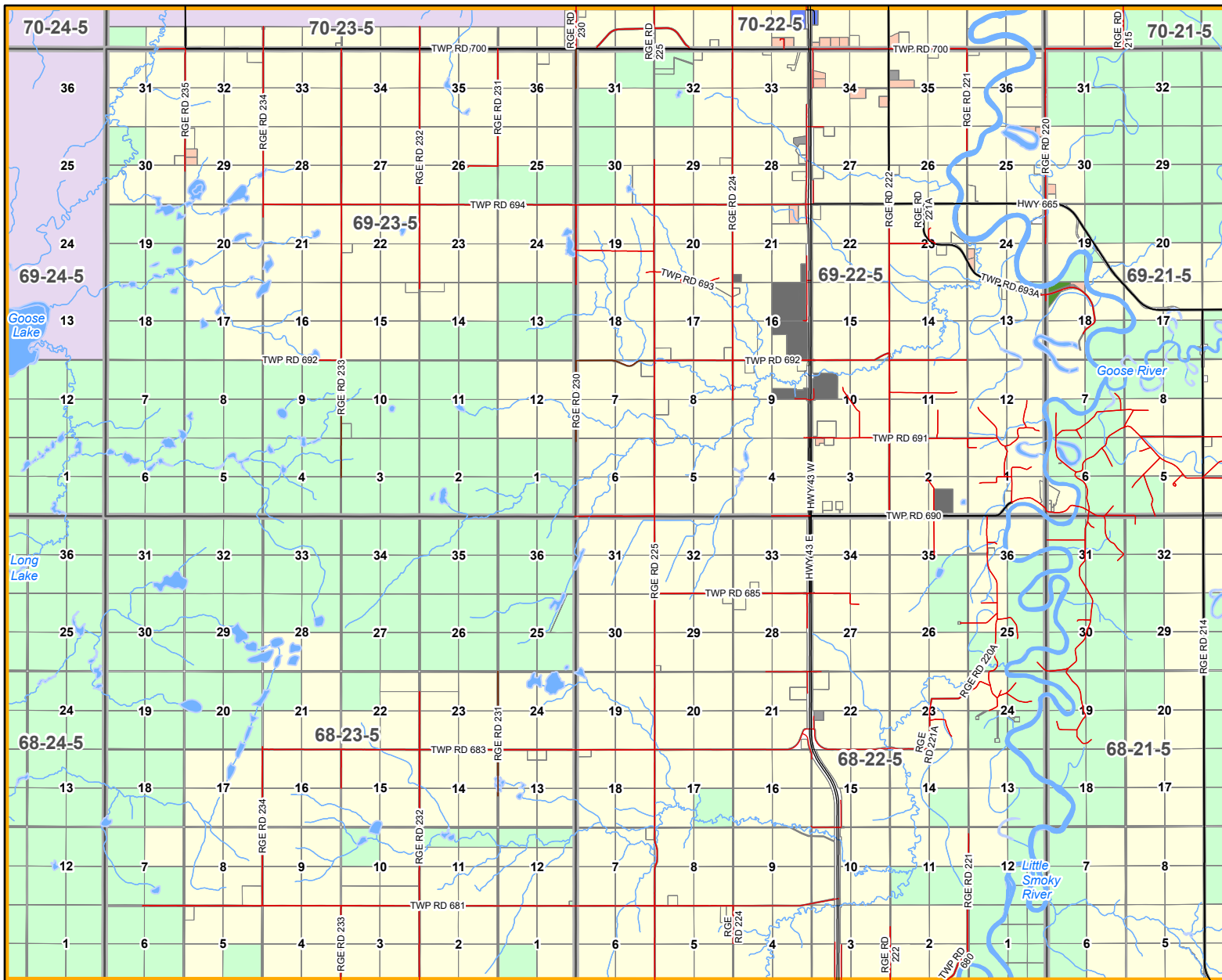
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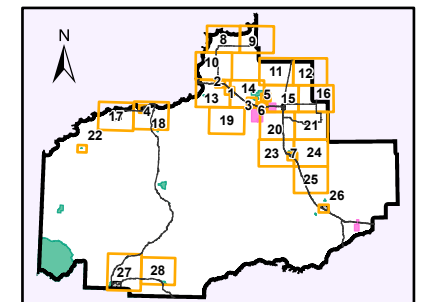
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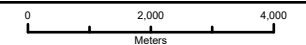
**Valleyview
Area 2
Land Use**

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
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- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



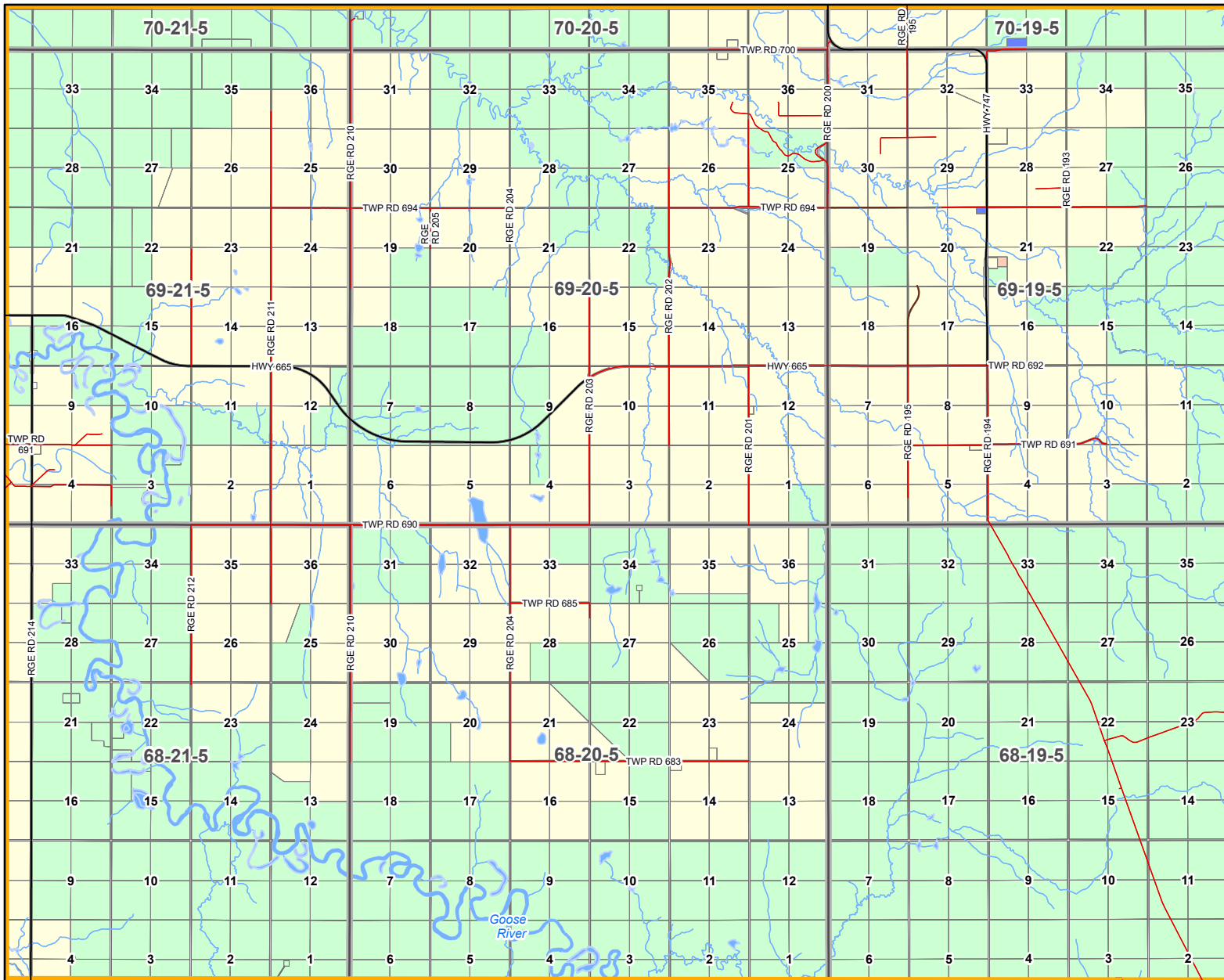
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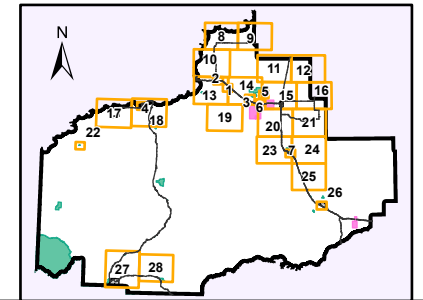
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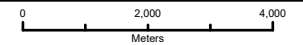
Sweathouse Area Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
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- Industrial General (M-2)
- Manufactured Home Park (MHP)
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- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



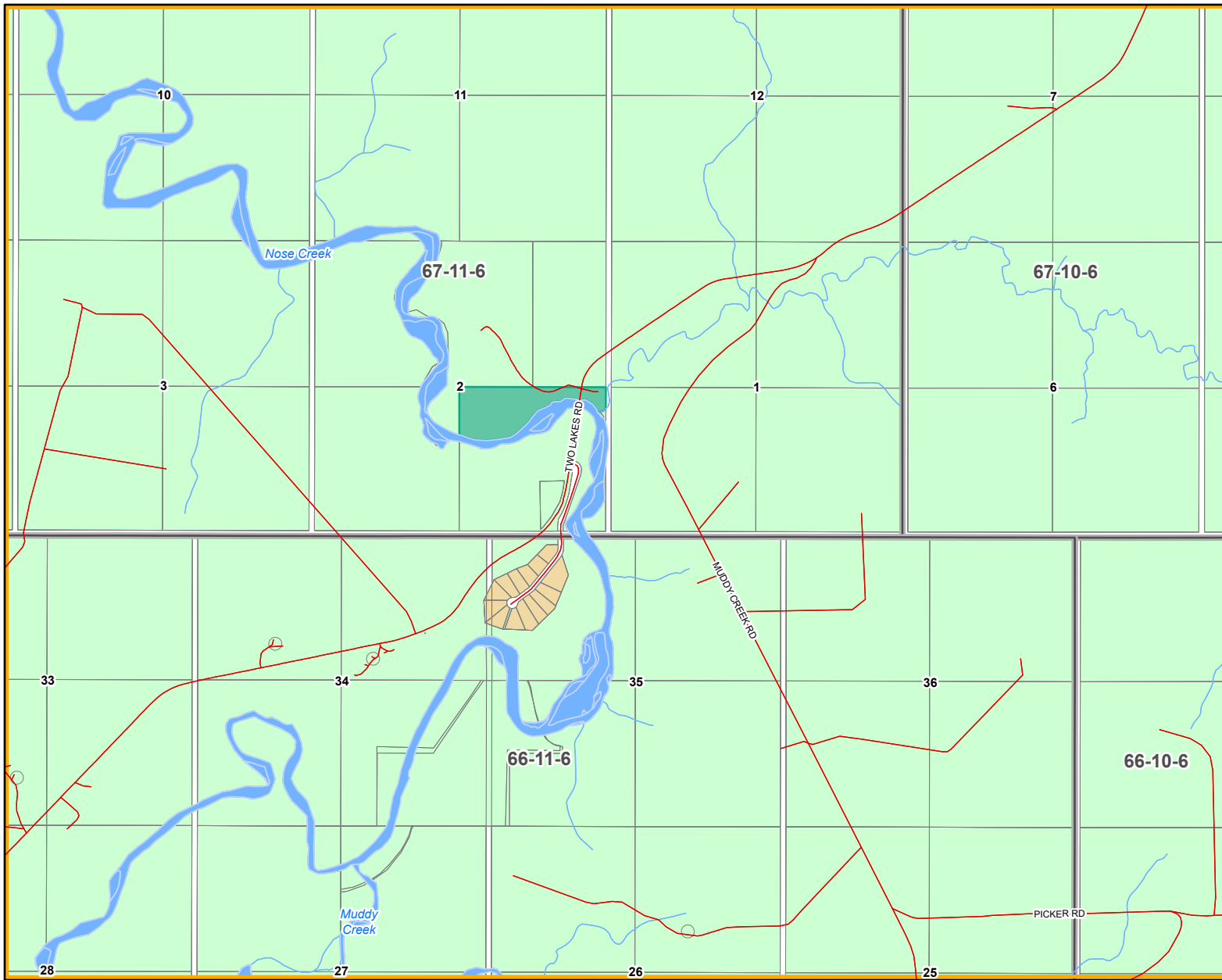
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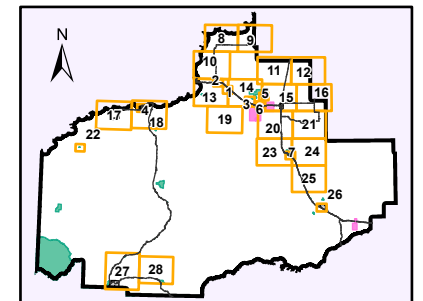
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Nose Creek Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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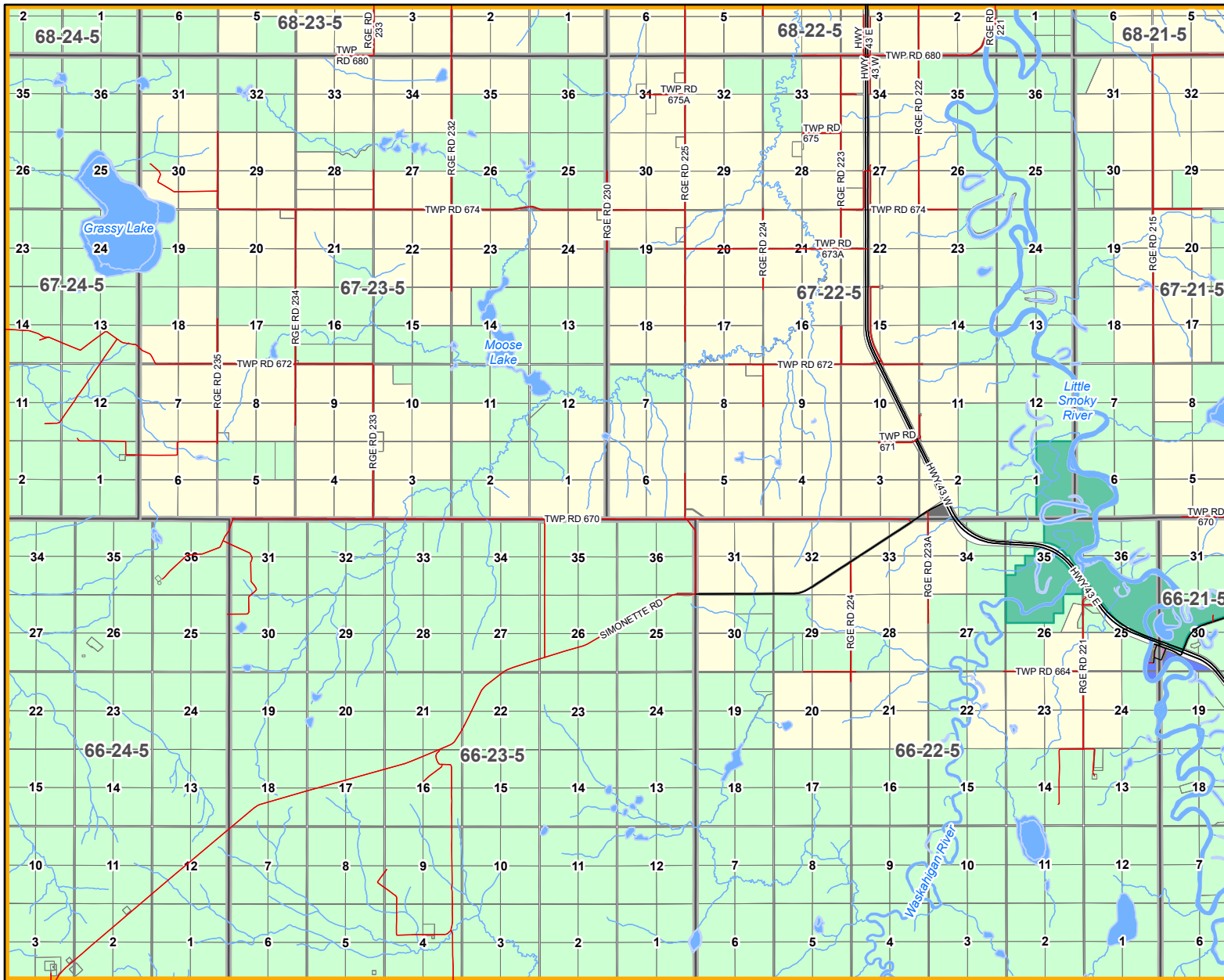
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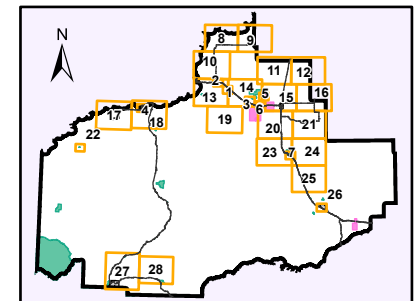
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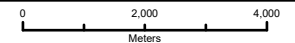
Little Smoky Area 1 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
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- Industrial General (M-2)
- Manufactured Home Park (MHP)
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- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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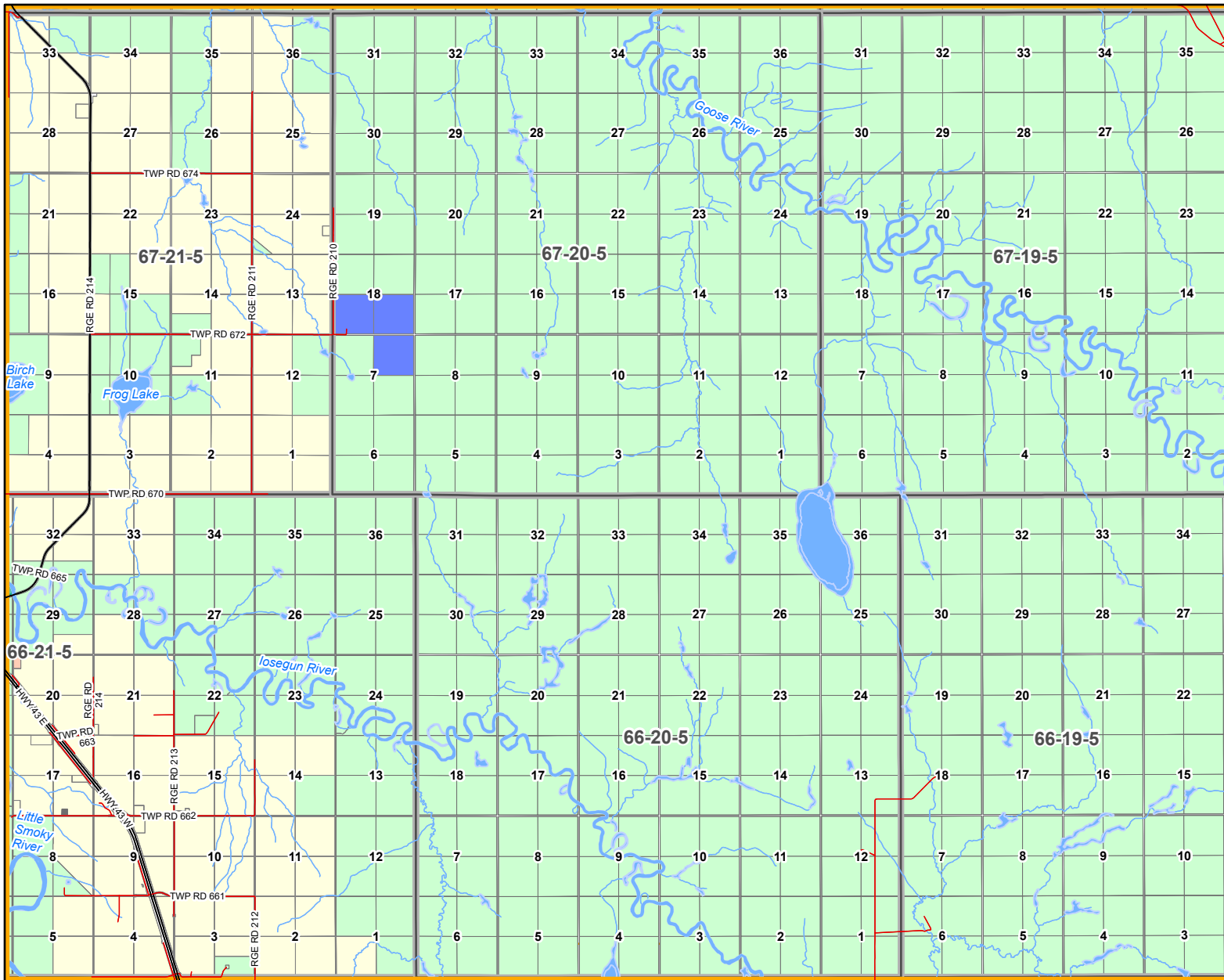


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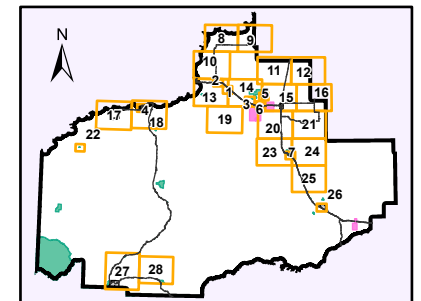
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Little Smoky Area 2 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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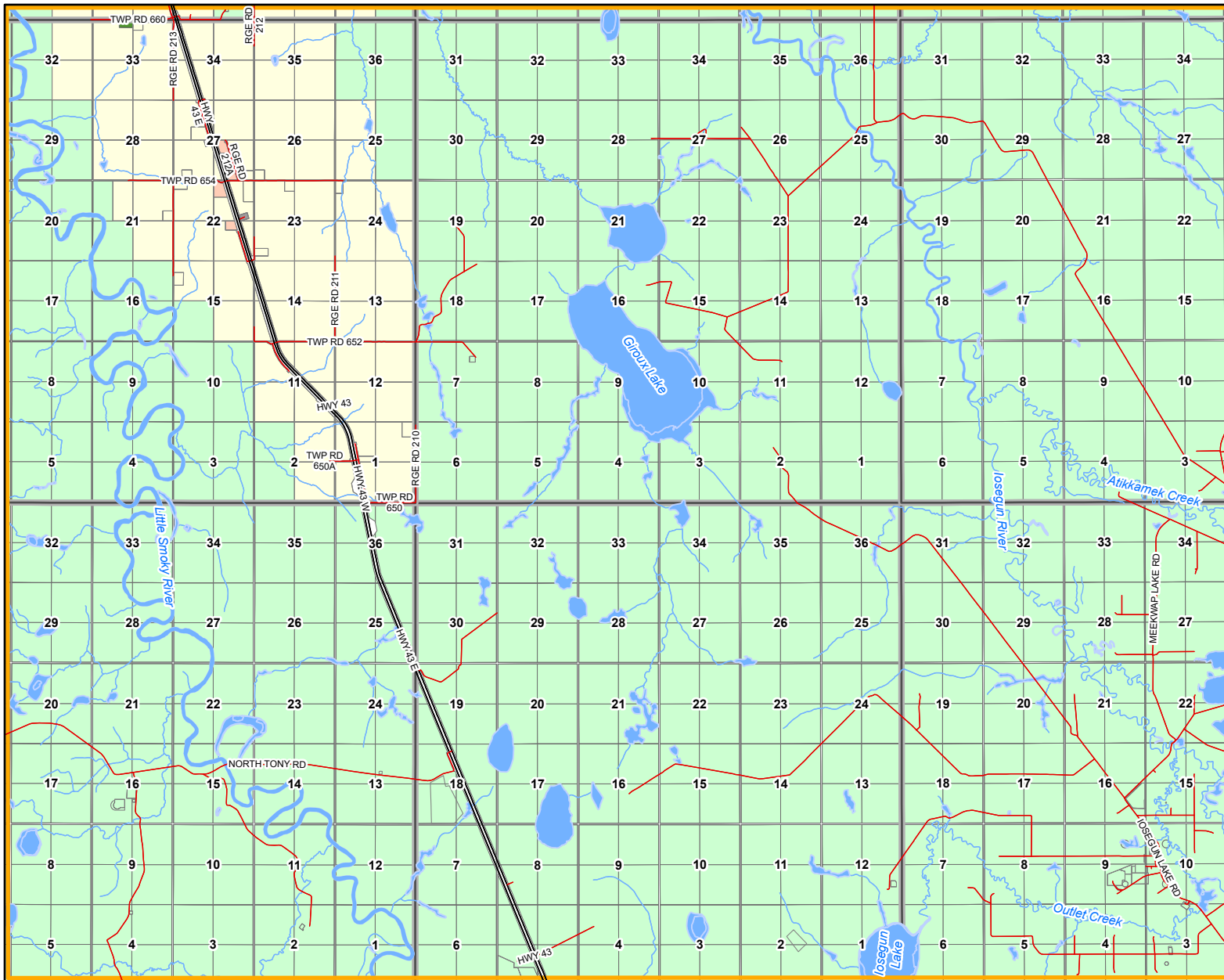
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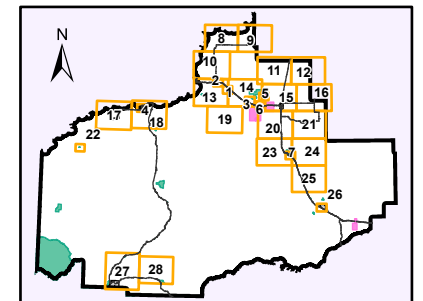
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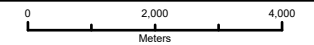
Little Smoky Area 3 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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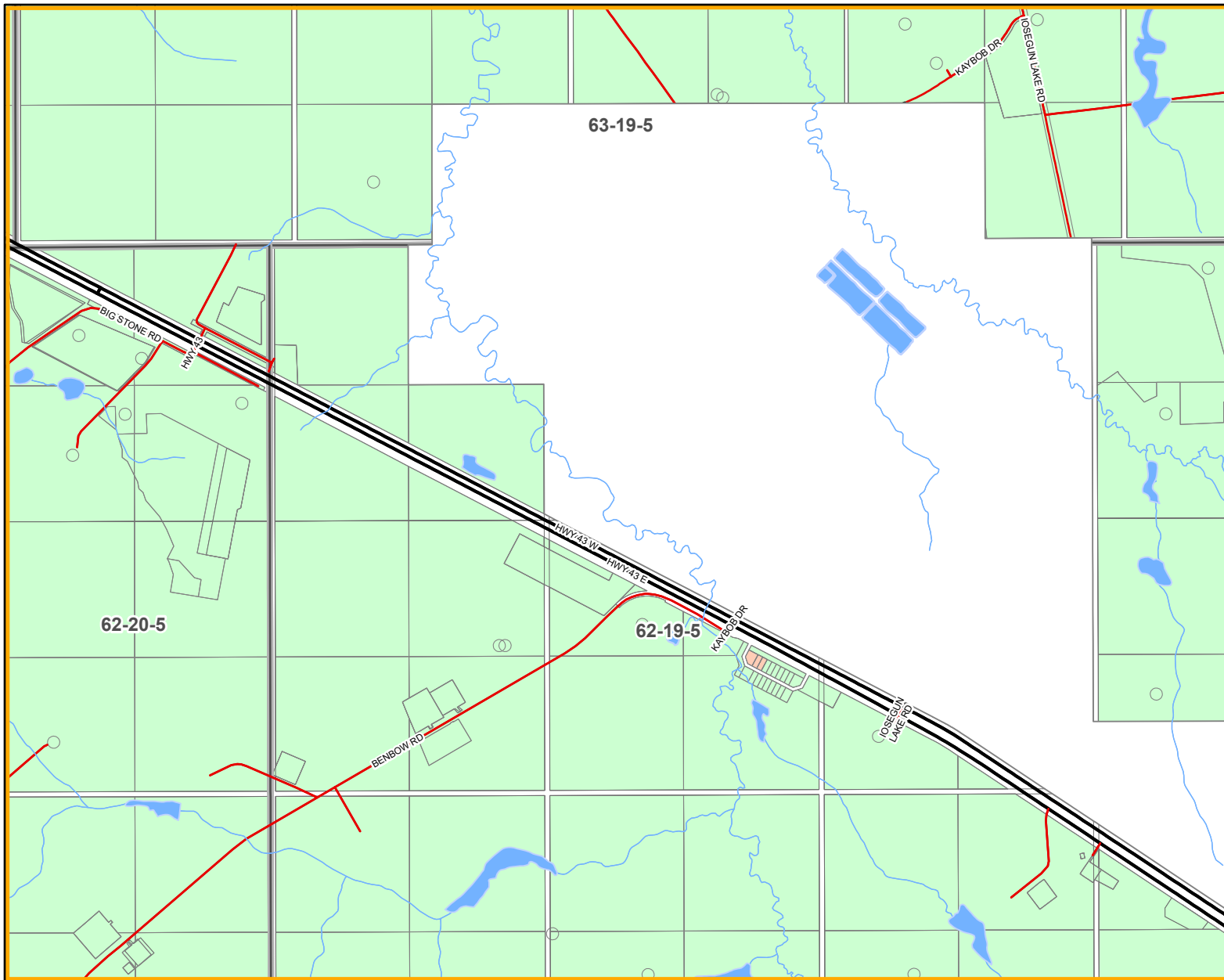


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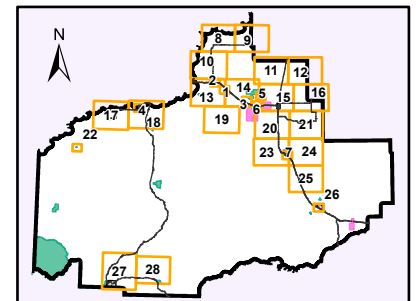
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Fox Creek Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
- Industrial Light (M-1)
- Industrial General (M-2)
- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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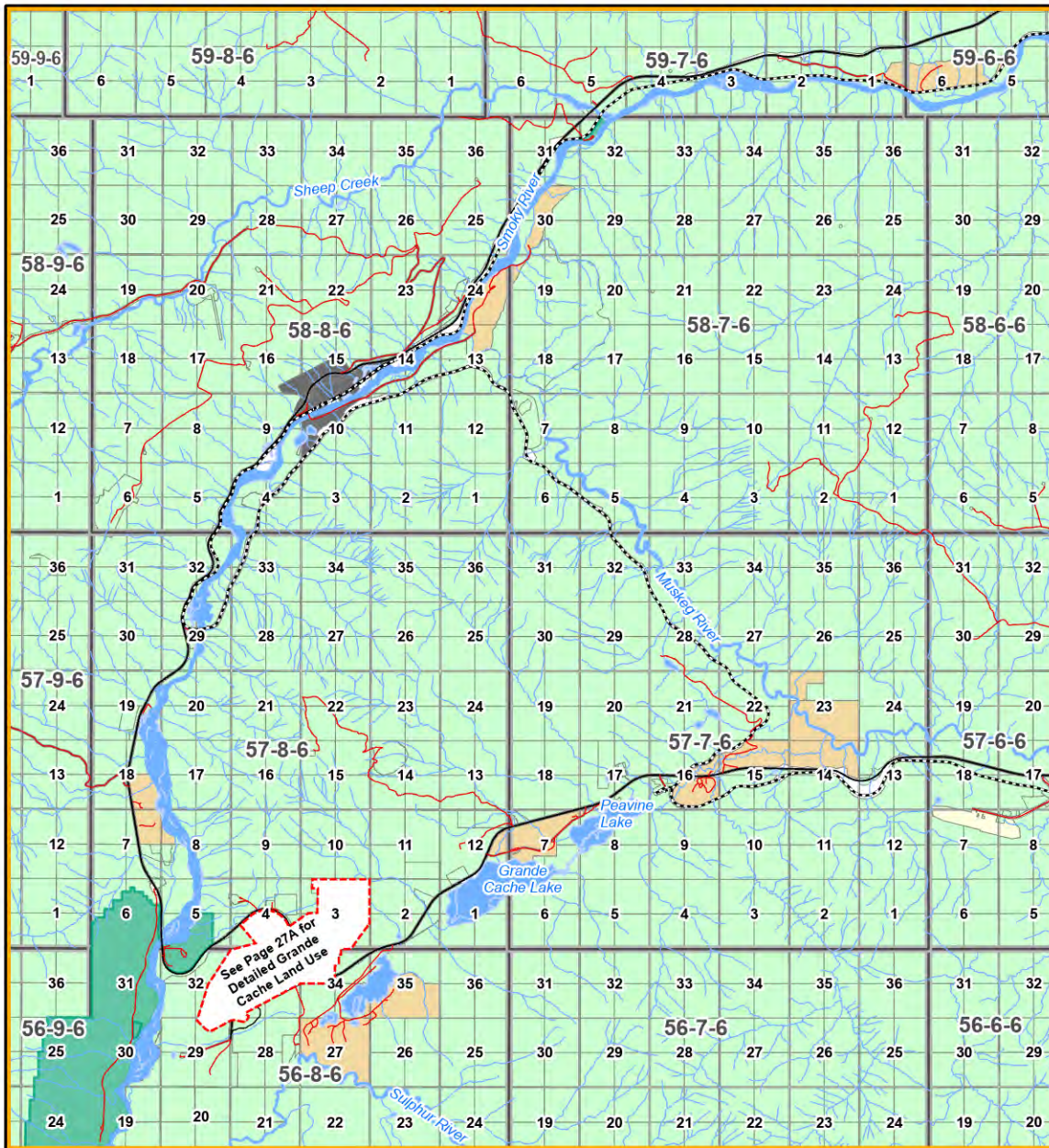
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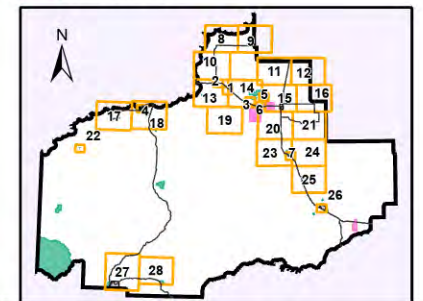
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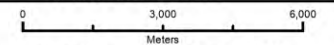
Grande Cache Area 1 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
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- Industrial General (M-2)
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- Recreational (REC)
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- Provincial Park



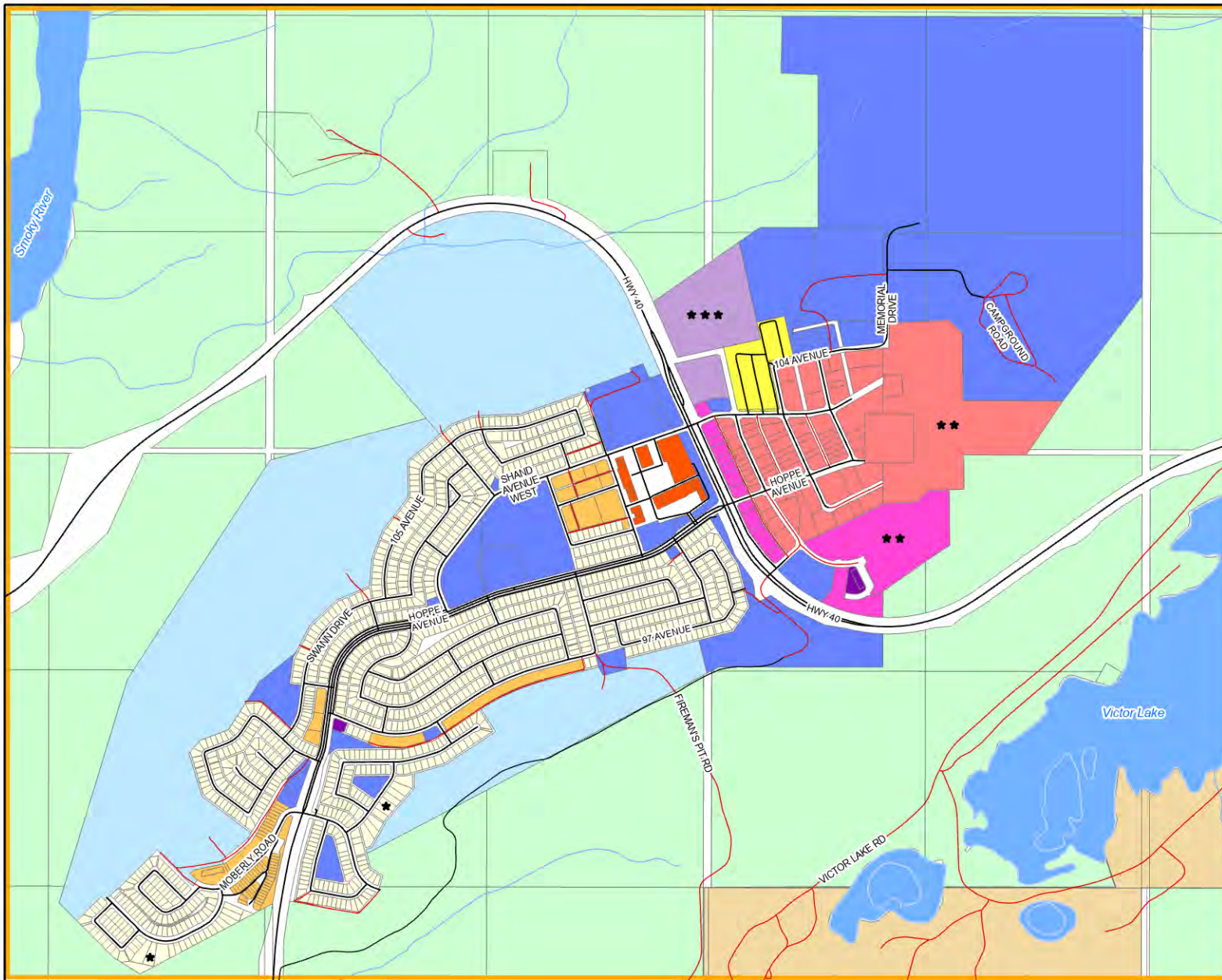
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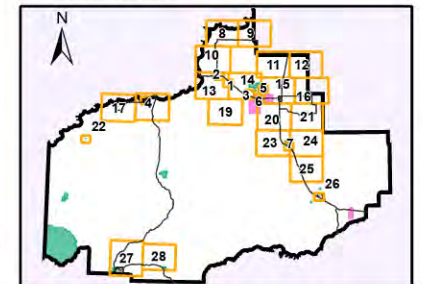


Grande Cache Area 1 Land Use

Zoning Type

- Crown Land (CL)
- Direct Control Business Park (DC-BP)
- Grande Cache Central Commercial (GC-CC)
- Grande Cache Commercial Industrial (GC-CI)
- Grande Cache Expansion Area (GC-EA)
- Grande Cache Higher Density Residential (GC-HDR)
- Grande Cache Highway Commercial (GC-HC)
- Grande Cache Lower Density Residential (GC-LDR)
- Grande Cache Manufactured Home Park (GC-MHP)
- Grande Cache Neighbourhood Commercial (GC-NC)
- Institutional (INS)

- ★ GC-LDR District Applied to Large Lot Single Detached Dwellings
- ★★ GC-HC and HC-CI District Applied in Combination with Section 5 of the Tower Park ASP
- ★★★ DC-BP District Applied in Combination with Floyd McLennan Business Park ASP



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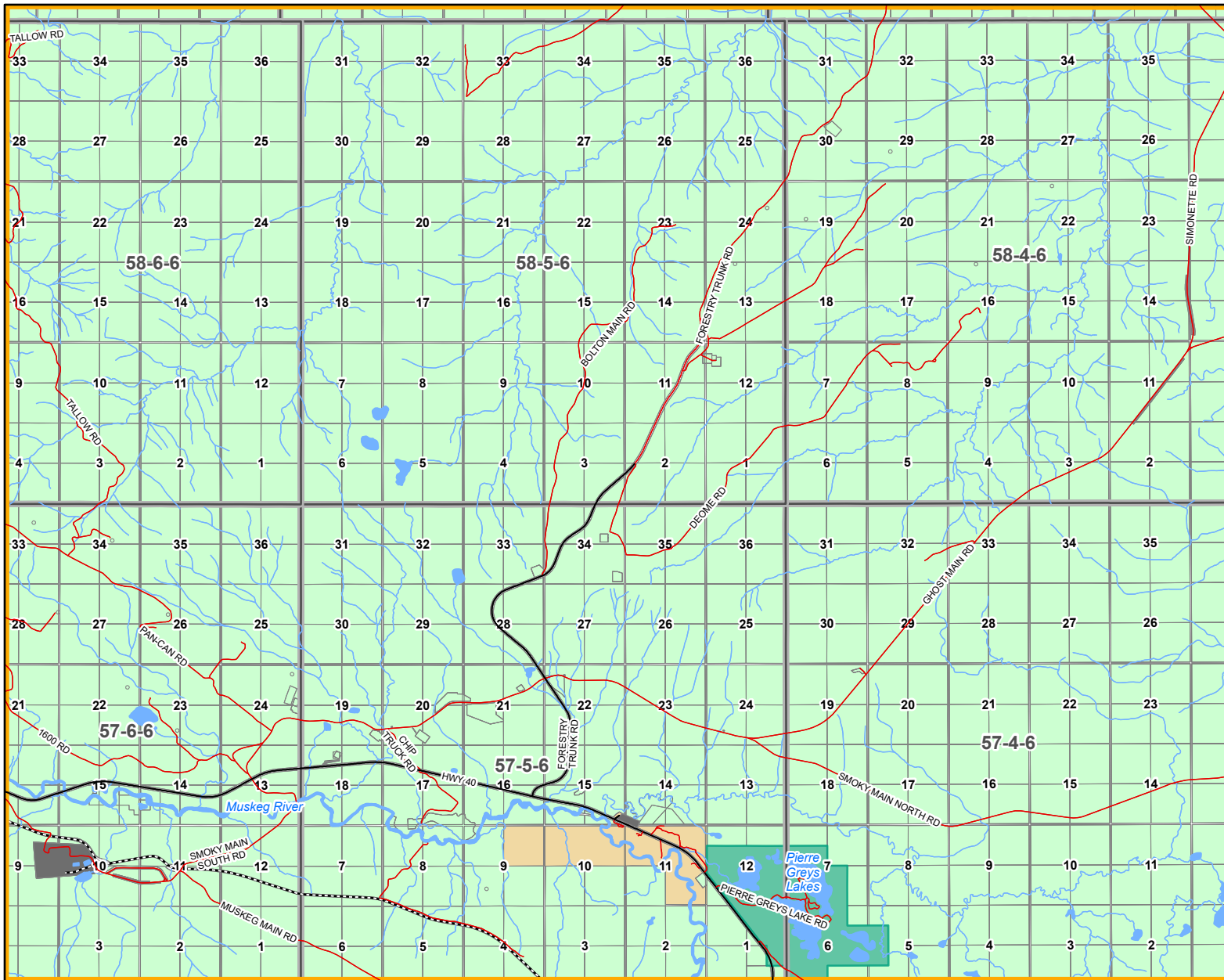
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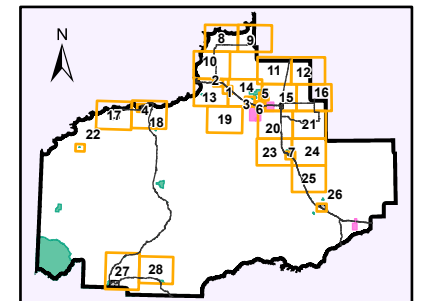
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Grande Cache Area 2 Land Use

Zoning Type

- Agricultural One (A-1)
- Agricultural Two (A-2)
- Crown Land (CL)
- Country Residential One (CR-1)
- Country Residential Two (CR-2)
- Country Residential Three (CR-3)
- Direct Control (DC)
- Hamlet Commercial (HC)
- Hamlet Industrial (HI)
- Hamlet Residential (HR)
- Institutional (INS)
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- Manufactured Home Park (MHP)
- Rural Commercial (RC)
- Recreational (REC)
- Rural Settlement (RS)
- First Nation Reserve
- Provincial Park



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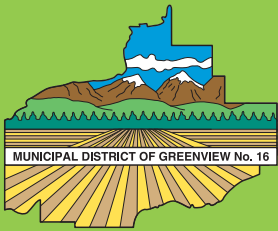
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REQUEST FOR DECISION

SUBJECT: **ALTAGAS FRANCHISE FEE-GRANDE CACHE**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: September 28, 2021
DEPARTMENT: FINANCE
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: SW
GM: EK
MANAGER: CF
PRESENTER: CF

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act Sec 45

Council Bylaw/Policy (cite) – Bylaw 708

RECOMMENDED ACTION:

MOTION: That Council agrees to have the franchise fee for the Hamlet of Grande Cache AltaGas Gas Distribution Agreement remain at 0% for 2022.

BACKGROUND/PROPOSAL:

Sec. 45 of the Municipal Government Act allows municipalities to enter into agreements with utility providers to provide a service to all, or a part of the municipality.

In 2010 Grande Cache passed Bylaw 708, entered into an agreement with AltaGas (Apex Utilities) allowing AltaGas to provide the distribution services of natural gas to Grande Cache. The agreement has come to the end of its 10-year term, the Bylaw will be reviewed.

Annually, the MD has the option to review and make a change to the amount of the franchise fee.

In 2021 the franchise fee was changed to 0%, which is in line with other rural areas including the Hamlets in the MD, as they are not subject to a franchise fee. Prior to 2021, the fee had remained unchanged at 25%.

Normally the MD would receive a reminder letter from AltaGas (Apex Utilities) regarding this option and the estimated distribution revenue from the franchise fee. However, AltaGas is unable to provide that information at the present time, therefore the 2021 estimated revenue was used to calculate the information in the table below.

The following outlines how a change in the rate might affect a typical customer bill on an annual and monthly basis:

<i>Franchise Fee %</i>	<i>Monthly Impact</i>	<i>Annual Impact</i>
0%	\$0.00 unchanged	\$0.00 unchanged
2%	\$1.44 increase	\$17.31 increase

5%	\$3.61 increase	\$43.28 increase
10%	\$7.21 increase	\$86.57 increase
25%	\$18.03 increase	\$216.42 increase

For 2022, revenue from the franchise fee could be estimated to be \$95,395 based on a rate of 5% using the estimation from 2021. A change of 1% in the franchise fee would have a positive effect of just over \$19,000. on MD revenue if the fee is increased.

If Council decides to change the rate, the change must be advertised to the public before October 15, 2021, for a period of 14 days. The MD would then respond to AltaGas with a copy of the advertising detail, including publication dates, and any comments received from the public. At that time, AltaGas will apply to the Alberta Utilities Commission (AUC) to change the rate. The AUC must approve the rate change.

BENEFITS OF THE RECOMMENDED ACTION:

Council has an opportunity to revisit the annual option, review and make a change to the franchise fee rate. Very little impact on budgeted revenue.

DISADVANTAGES OF THE RECOMMENDED ACTION:

Greenview would not draw additional revenue from franchise fees.

ALTERNATIVES CONSIDERED:

Alternative #1: Council can set the rate from 0%-35%. Annually, this rate can be revised.

FINANCIAL IMPLICATION:

Direct Costs: None

Ongoing / Future Revenue:

Depending on the rate established, there may be an increase (if the rate is increased) to municipal revenue.

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:

If a rate change is recommended:

Advertising will be placed in a newspaper.

ALTAGAS will be advised of the advertising details and any comments received.

ALTAGAS will apply to the AUC for a change in rate.

ATTACHMENT(S):

- **Municipal Government Act Sec 45**

Granting rights to provide utility service

45(1) A council may, by agreement, grant a right, exclusive or otherwise, to a person to provide a utility service in all or part of the municipality, for not more than 20 years.

(2) The agreement may grant a right, exclusive or otherwise, to use the municipality's property, including property under the direction, control and management of the municipality, for the construction, operation and extension of a public utility in the municipality for not more than 20 years.

(3) Before the agreement is made, amended or renewed, the agreement, amendment or renewal must

(a) be advertised, and

(b) be approved by the Alberta Utilities Commission.

(4) Subsection (3)(b) does not apply to an agreement to provide a utility service between a council and a regional services commission.

(5) Subsection (3) does not apply to an agreement to provide a utility service between a council and a subsidiary of the municipality within the meaning of section 1(3) of the *Electric Utilities Act*.

- **Letter from AltaGas dated August 2020**
- **Schedule of Fees**

August 2020

Chief Administrative Officer - Denise Thompson
Municipal District of Greenview No.16
PO Box 1079
Valleyview, AB T0H 3N0

Dear Denise Thompson,

Re: TOTAL REVENUES DERIVED FROM DELIVERY TARIFF

As per Section 4 (a) of the Natural Gas Distribution Franchise Agreement currently in effect between the Municipal District of Greenview No.16 and AltaGas Utilities Inc., this correspondence serves to fulfill the Company's obligation to provide the Municipality with the following information:

1. The total revenues that were derived from the Delivery Tariff within the Municipal Area for the prior calendar year; and
2. An estimate of total revenues to be derived from the Delivery Tariff with the Municipal Area for the next calendar year.

This is provided to assist the Hamlet with its budgeting process and to determine whether a percentage change to the current franchise fee is necessary for the next calendar year. If a fee percentage change is necessary, the Municipality should advise the Company in writing of the franchise fee to be charged by November 15, 2020. Failing notification, the current franchise fee percentage of will remain unchanged.

	2019 Actuals	2021 Estimates
Delivery Revenues (Rate 1, 11, 2 & 12)	\$1,728,191.68	\$1,822,679.91
Delivery Revenues (Rate 3 & 13)	73,194.13	85,225.38
Total Delivery Revenues	\$1,801,385.81	\$1,907,905.29

2019 Actual Franchise

\$450,366.04

2021 Estimated Franchise Fee

\$476,976.32

If you have any questions regarding this process or about the information provided, please contact me directly at (780) 980-7305 or via email at irichelhoff@agutl.com. I look forward to hearing from you.

Sincerely,

AltaGas Utilities Inc.



Irv Richelhoff
Supervisor, Business Development

RATE RIDER A	FRANCHISE TAX RIDERS
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Municipalities Governed by Standardized Franchise Agreement

For each calendar year the franchise fee will be calculated as a percentage of the Company's actual total revenue derived from the Gas Distribution Tariff, including without limitation the fixed charge, base energy charge, demand charge but excluding the cost of gas (being the calculated revenues from the gas cost recovery rate rider or the deemed cost of gas) in that year for Gas Distribution Service within the Municipal Area.

<u>Municipality</u>	<u>Type</u>	<u>District</u>	<u>Rate (%)</u>	<u>Decision / Order</u>	<u>Effective Date⁴ (yyyy-mm-dd)</u>
Athabasca	Town	Athabasca	12.00	26022-D01-2020	2021-01-01
Barrhead	Town	BMW ¹	16.00	24070-D01-2018	2019-01-01
Beaumont	City	Leduc	28.50	25046-D01-2019	2020-01-01
Bonnyville	Town	Bonnyville	20.00	20810-D01-2015	2015-10-01
Bonnyville Beach	Summer Village	Bonnyville	0.00	22812-D01-2017	2017-08-01
Calmar	Town	Leduc	20.00	20626-D01-2015	2015-09-01
Crystal Springs	Summer Village	Leduc	0.00	23563-D01-2018	2018-06-01
Delia	Village	Hanna	12.00	22936-D01-2017	2017-10-01
Donalda	Village	Stettler	15.00	26017-D01-2020	2021-01-01
Drumheller	Town	Drumheller	27.00	20723-D01-2015	2015-11-01
Elk Point	Town	St. Paul	16.00	2010-158	2010-06-15
Glendon	Village	St. Paul	4.62	22869-D01-2017	2017-08-18
Grande Cache	Hamlet	Grande Cache	0.00	26045-D01-2020	2021-01-01
Grandview	Summer Village	Leduc	0.00	25356-D01-2020	2020-04-01
Hanna	Town	Hanna	17.50	26094-D01-2020	2021-01-01
Hay Lakes	Village	Leduc	6.00	26136-D01-2020	2021-01-01
High Level	Town	High Level	30.00	20717-D01-2015	2015-10-01
Island Lake	Summer Village	Athabasca	0.00	24366-D01-2019	2019-04-16
Leduc ²	City	Leduc	27.00	20748-D01-2015	2015-09-01
Leduc ³	City	Leduc	35.00	20748-D01-2015	2015-09-01
Ma-Me-O Beach	Summer Village	Leduc	0.00	24553-D01-2019	2019-05-22
Mewatha Beach	Summer Village	Athabasca	6.00	20900-D01-2015	2015-10-01
Morinville	Town	BMW	19.00	20594-D01-2015	2015-08-01
Morin	Village	Drumheller	12.00	2010-378	2011-02-01
Munson	Village	Drumheller	11.00	2004-291	2004-12-01
Pelican Narrows	Summer Village	Bonnyville	0.00	24140-D01-2018	2019-02-01
Pincher Creek	Town	Pincher Creek	25.00	20595-D01-2015	2015-09-01
Poplar Bay	Summer Village	Leduc	0.00	25470-D01-2020	2020-05-01
Rochon Sands	Summer Village	Stettler	0.00	22861-D01-2017	2017-08-14
St. Paul	Town	St. Paul	22.00	20631-D01-2015	2015-08-01
Stettler	Town	Stettler	30.00	20718-D01-2015	2016-01-01
Sunset Beach	Summer Village	Athabasca	3.00	26780-D01-2021	2021-09-01
Three Hills	Town	Three Hills	9.00	25648-D01-2020	2020-09-01
Two Hills	Town	Two Hills	23.00	26099-D01-2020	2021-01-01
Waskatenau	Village	BMW	8.00	21221-D01-2016	2016-01-01
Westlock	Town	BMW	25.00	20730-D01-2015	2015-10-01
White Sands	Summer Village	Stettler	0.00	2008-130	2008-05-29
Willingdon	Hamlet	Two Hills	6.00	2005-005	2005-01-26

¹ BMW denotes Barrhead, Morinville and Westlock.

² Does not apply to service under Rates 3 or 13.

³ Applies only to service under Rates 3 and 13.

⁴ Any bill rendered after this date is subject to the corresponding rate.

		Page 3 of 3 RIDER "A"
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REQUEST FOR DECISION

SUBJECT: **ATCO FRANCHISE FEE-HAMLET GRANDE CACHE**
SUBMISSION TO: REGULAR COUNCIL MEETING REVIEWED AND APPROVED FOR SUBMISSION
MEETING DATE: September 28, 2021 CAO: SW MANAGER: CF
DEPARTMENT: FINANCE GM: EK PRESENTER: CF
STRATEGIC PLAN: Level of Service

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act Sec 45

Council Bylaw/Policy (cite) – Grande Cache Bylaw #749

RECOMMENDED ACTION:

MOTION: That Council agrees to have the franchise fee for the for the Hamlet of Grande Cache ATCO Electric Distribution remain at 0% for 2022.

BACKGROUND/PROPOSAL:

Sec. 45 of the Municipal Government Act allows municipalities to enter into agreements with utility providers to provide a service to all or a part of the municipality.

In 2013 the former Town of Grande Cache passed Bylaw 749 and entered into an agreement with ATCO to allow ATCO to provide electrical distribution services in the town. The agreement is for a 10-year term with 2 possible 5-year renewal periods.

In 2021 the Hamlet of Grande Caches franchise fee was set to 0%, which is, in line with the other Hamlets within Greenview and rural areas, prior to 2021, the fee remained unchanged at 5.5%.

The Greenview has received the reminder letter regarding the annual option to review and make a change in the amount of the franchise fee.

Based on 650kWh for a thirty-day billing cycle, the following outlines how a change in the rate might affect an average monthly customer bill:

<i>Franchise Fee %</i>	<i>Impact on Typical Residential Bill</i>
0%	<i>no change</i>
2%	<i>\$4.56 increase</i>
5.5%	<i>\$6.27 increase</i>
7.0%	<i>\$7.97 increase</i>

For 2022, revenue from the franchise fee is estimated to be \$0.00 based on leaving it at the 0% fee.

A change of 1% in the franchise fee would have an effect of an additional \$38,070 in MD revenue if the fee is increased.

If Council decides to change the rate, the change must be advertised to the public before October 15, 2021, for a period of 14 days. The MD will then respond to ATCO with a copy of the advertising detail, including publication dates, and any comments received from the public by November 12, 2021. At that time, ATCO will apply to the Alberta Utilities Commission (AUC) to change the rate. The AUC must approve the rate change.

BENEFITS OF THE RECOMMENDED ACTION:

Council has the option to revisit and make a change to the franchise fee rate.
Minimal impact on budgeted revenue.

DISADVANTAGES OF THE RECOMMENDED ACTION:

Greenview would not receive additional revenue from franchise fees.

ALTERNATIVES CONSIDERED:

Alternative #1: Council can set the rate from 0%-20.0%. Annually, this rate can be revised.

FINANCIAL IMPLICATION:

Direct Costs: None

Ongoing / Future Revenue:

Depending on the rate established, there may be an increase. (if the rate is increased)

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:

If a rate change is recommended:

Advertising will be placed in a newspaper.

ATCO will be advised of the advertising details and any comments received.

ATCO will apply to the AUC for a change in rate.

ATTACHMENT(S):

- **Municipal Government Act Sec 45**

Granting rights to provide utility service

45(1) A council may, by agreement, grant a right, exclusive or otherwise, to a person to provide a utility service in all or part of the municipality, for not more than 20 years.

(2) The agreement may grant a right, exclusive or otherwise, to use the municipality's property, including property under the direction, control and management of the municipality, for the construction, operation and extension of a public utility in the municipality for not more than 20 years.

(3) Before the agreement is made, amended or renewed, the agreement, amendment or renewal must

(a) be advertised, and

(b) be approved by the Alberta Utilities Commission.

(4) Subsection (3)(b) does not apply to an agreement to provide a utility service between a council and a regional services commission.

(5) Subsection (3) does not apply to an agreement to provide a utility service between a council and a subsidiary of the municipality within the meaning of section 1(3) of the *Electric Utilities Act*.

- **Letter from ATCO dated September 1, 2021**
- **Town of Grande Cache By-Law No. 749**
- **Schedule of Fees**

September 1, 2021

Hamlet of Grande Cache
C/O MD of Greenview
Attn: Denise Thompson
PO Box 1079
Valleyview AB T0H 3N0

Re: Distribution Revenue Forecast for 2022 Franchise Fee

Dear Denise Thompson,

Your Franchise Agreement allows for an annual change to the franchise fee percentage. However, specific procedures must be followed before the fee can be changed and take effect. This letter is intended to provide you with an overview of the franchise fee change procedure as follows:

1. Your Municipality must decide if a change is required and what the new fee percentage should be. ATCO Electric will provide revenue estimates to help you with this (if the new fee is greater than the pre-approved cap in your franchise, a different process is required).
2. In accordance with the Alberta Utilities Commission (AUC) Decision approving your Franchise Agreement, you must publish a public notice of the proposed change in the local newspaper with the greatest circulation. This notice must include the effect of the proposed change for the average residential customer. ATCO Electric can estimate the new charges and the impact on an average customer bill. We recommend that fee change notices be published before **October 15, 2021**.
3. Residents must have at least 14 days from the publication of the notice to make their concerns known to the Municipality and the Municipality is to respond to these concerns.
4. The Municipality will advise ATCO Electric by letter the new desired fee percentage. This letter must include a copy of the public notice with publication details (date and name of newspaper), and any comments the Municipality wants to include on the public response.
5. ATCO Electric will apply to the AUC to change the rate. Copies of the Municipality's letter and public notice will be included with the application. ATCO Electric must receive the municipality's request (complete with a copy of the notice) by **November 12, 2021** in order to obtain AUC approval and commence billing the new fee effective January 1, 2022.
6. The AUC must approve the change to ATCO Electric's rates. Provided the Commission is satisfied that proper notice was given they do not receive any objections or concerns from the public, the approval is anticipated to be issued quickly.
7. Once the rate change is approved, ATCO Electric will commence charging and remittance of the new fee.

The following information will help you decide the appropriate fee percentage for your community.

Current Fee Percentage	Current Fee Cap	Distribution Revenue Previous calendar year	Estimated 2021 Distribution Revenue	Estimated 2022 Distribution Revenue
0% of distribution revenue	20%	\$3,363,335	\$3,284,807 Estimated on first 6 months of data	\$3,807,091 Amortized (inflation index)

To estimate the franchise fee amount, multiply the Estimated Distribution Revenue by the fee percentage. When calculating your revenue requirements please remember that this fee is paid in addition to the linear taxes on the distribution system.

Estimated revenues are calculated based on best available information and are subject to change due to AUC final approved tariffs, Alberta Electric System Operator (AESO) flow-thru charges or changes in load growth.

We are available to discuss this with you in more detail if required. If you have any questions or comments, please call me at 587-516-4201.

Yours truly,

Ashley Svecla
Customer Sales Representative
ATCO Electric
587-516-4201
Ashley.Svecla@atco.com

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**THE TOWN OF GRANDE CACHE
BY-LAW NO. 749**

BEING A BY-LAW OF THE TOWN OF GRANDE CACHE IN THE PROVINCE OF ALBERTA, TO AUTHORIZE THE MAYOR AND CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT GRANTING ATCO ELECTRIC LTD. THE RIGHT TO PROVIDE ELECTRIC DISTRIBUTION SERVICE WITHIN THE MUNICIPALITY

WHEREAS Pursuant to the provisions of the *Alberta Municipal Government Act, RSA 2000, Chapter M-26, as amended*, the Town of Grande Cache (the 'Municipality') desires to grant and ATCO Electric Ltd. (the 'Company') desires to obtain, an exclusive franchise to provide electric distribution service within the Municipality for a period of ten (10) years subject to the right of renewal as set forth in the said agreement and in the said Act.

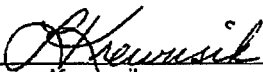
WHEREAS the Council of the Municipality and the Company have agreed to enter into an Electric Distribution System Franchise Agreement (the 'Agreement'), in the form annexed hereto.

WHEREAS it is deemed that the Agreement would be to the general benefit of the consumers within the Municipality.

NOW THEREFORE the Council of the Town of Grande Cache, duly assembled in Council Chambers in Grande Cache, Alberta, enacts as follows:

- 1) **THAT** the Electric Distribution System Franchise Agreement, a copy of which is annexed hereto as Schedule 'A', be and the same is hereby ratified, confirmed and approved, and the Mayor and Chief Administrative Officer are hereby authorized to enter into the Electric Distribution System Franchise Agreement for and on behalf of the Municipality, and the Chief Administrative Officer is hereby authorized to affix there to the corporate seal of the Municipality.
- 2) **THAT** the Electric Distribution System Franchise Agreement annexed hereto as Attachment 'A' is hereby incorporated in, and made part of this bylaw.
- 3) **THAT** the Council consents to the exercise by the Company within the Municipality of any of the powers given to the Company by the Water, Gas and Electric Companies Act, RSA 2000, Chapter W-4, as amended.
- 4) **THAT** this bylaw shall come into force upon the Electric Distribution System Franchise Agreement being approved by the Alberta Utilities Commission and upon being given third and final reading.

READ a first time this 28th day of November, 2012 AD.



Louise Krewusik
Mayor

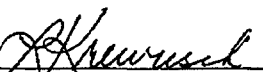


Alan Parkin
Chief Administrative Officer

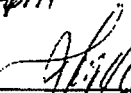
APPROVED BY THE ALBERTA UTILITIES COMMISSION

Dated


READ a second time this 10th day of April, 2013 AD.
READ a third and final time this 10th day of April, 2013 AD.



Louise Krewusik
Mayor



Alan Parkin
Chief Administrative Officer

Interim 
Rick McDonald

ATCO Electric TABLE 1: TOTAL RIDER A									
Municipal Authority (Price Area)	[1] Municipal Tax from Table 2 (%)	[2] Franchise Fee (%)	[3] Franchise Fee Effective Date (yy/mm/dd)	[4] Rider A Total (%) = [1] + [2]	Municipal Authority (Price Area)	[1] Municipal Tax from Table 2 (%)	[2] Franchise Fee (%)	[3] Franchise Fee Effective Date (yy/mm/dd)	[4] Rider A Total (%) = [1] + [2]
ACADIA (M034)	5.47	0.00		5.47	MANNING (T556)	1.64	6.00	12/01/01	7.64
ALLIANCE (V017)	2.14	6.00	05/01/01	8.14	MANNVILLE (V559)	3.02	9.00	20/01/01	12.02
ALLISON BAY (B219)	-0.01	0.00		-0.01	MARWAYNE (V562)	2.35	6.00	15/06/01	8.35
ANDREW (V024)	1.74	7.00	20/01/01	8.74	MCLENNAN (T574)	2.88	2.75	11/01/01	5.63
BEAVER LODGE (T051)	1.87	7.00	20/01/01	8.87	MINBURN (V589)	3.10	1.00	18/01/01	4.10
BERWYN (V063)	3.86	6.00	19/01/01	9.86	MORRIN (V598)	1.93	3.50	12/01/01	5.43
BIG VALLEY (V069)	1.37	2.00	16/01/01	3.37	MUNDARE (T604)	2.07	6.00	20/04/01	8.07
BIGSTONE (B110)	1.74	0.00		1.74	MUNSON (V607)	4.13	1.00	10/07/01	5.13
BONNYVILLE BEACH S.V. (S096)	0.85	0.00		0.85	MYRNAM (V610)	2.27	6.00	21/02/01	8.27
BONNYVILLE, TOWN OF (T093)	1.18	6.80	03/01/01	7.98	NAMPA (V619)	1.53	2.00	16/01/01	3.53
BOTHA (V099)	1.69	0.00	20/01/01	1.69	NORTHERN LIGHT (M022)	1.34	0.00		1.34
BUSHE RIVER I.R. 207 (B726)	1.10	0.00		1.10	NORTHERN SUNRISE COUNTY (M131)	0.76	0.00		0.76
CAMROSE (C022)	3.66	0.00		3.66	OPPORTUNITY (M017)	1.12	0.00		1.12
CARBON (V129)	1.76	5.00	15/01/01	6.76	OYEN (T648)	1.31	6.00	09/01/01	7.31
CASTOR (T147)	2.20	7.00	20/01/01	9.20	PADDLE PRAIRIE (N221)	3.18	0.00		3.18
CERIAL (V153)	3.03	0.00	21/08/01	3.03	PAINT EARTH (C018)	1.18	0.00		1.18
CLEAR HILLS (M021)	2.20	0.00		2.20	PARADISE VALLEY (V654)	1.67	7.00	21/01/01	8.67
COLD LAKE (T189)	1.42	4.25	03/01/01	5.67	PEACE (M135)	0.93	0.00		0.93
CONSORT (V195)	2.88	7.00	21/01/01	9.88	PEACE RIVER (T657)	2.20	8.50	21/01/01	10.70
CORONATION (T198)	2.22	3.75	04/01/01	5.97	PEAVINE (N172)	3.88	0.00		3.88
DELBURNE (V231)	2.13	1.50	08/01/01	3.63	PELICAN NARROWS S.V. (S659)	0.43	0.00		0.43
DELIA (V234)	2.64	5.00	11/01/01	7.64	RAINBOW LAKE (T690)	1.84	13.00	15/01/01	14.84
DERWENT (V237)	4.28	4.00	19/06/01	8.28	RED DEER (C023)	2.29	0.00		2.29
DEWBERRY (V246)	1.89	8.00	17/01/01	9.89	ROCHON SANDS S.V. (S708)	1.52	0.00		1.52
DOGHEAD I.R. (B218)	0.02	0.00		0.02	ROSALIND (V717)	2.52	0.50	13/04/09	3.02
DONALDA (V252)	2.87	9.00	21/01/01	11.87	RYCROFT (V729)	1.83	7.00	20/04/01	8.83
DONNELLY (V255)	1.83	2.25	10/01/01	4.08	SADDLE HILLS (M020)	0.61	0.00		0.61
DRIFFPILE RIVER FIRST NATION I.R. 150 (B220)	0.00	0.00		0.00	SADDLE LAKE I.R. (B638)	0.98	0.00		0.98
DRUMHELLER (K025)	1.50	9.00		10.50	SEXSMITH (T754)	1.77	5.50	12/01/01	7.27
EAST PRAIRIE (N174)	2.40	0.00		2.40	SLAVE LAKE (T766)	1.44	10.40	20/03/01	11.84
ELIZABETH (N187)	4.21	0.00		4.21	SMOKY LAKE (T769)	2.17	7.00	19/04/01	9.17
ELK POINT (T291)	2.23	5.00	20/01/01	7.23	SMOKY RIVER (M130)	2.35	0.00		2.35
ELNORA (V294)	1.77	1.50	20/01/01	3.27	SPECIAL AREAS (A001)	0.66	0.00		0.66
EMPRESS (V297)	3.24	2.00	07/01/01	5.24	SPIRIT RIVER (M133)	1.48	0.00		1.48
FAIRVIEW (M136)	2.37	0.00		2.37	SPIRIT RIVER, TOWN OF (T778)	1.87	5.50	12/02/01	7.37
FAIRVIEW (T309)	1.62	7.50	13/01/01	9.12	ST. PAUL, COUNTY OF (C019)	0.89	0.00		0.89
FALHER (T315)	1.86	7.00	20/01/01	8.86	ST. PAUL, TOWN OF (T790)	1.73	7.00	03/01/01	8.73
FISHING LAKE (N188)	8.96	0.00		8.96	STARLAND (M047)	1.10	0.00		1.10
FLAGSTAFF (C029)	1.64	0.00		1.64	STETTLE, COUNTY OF (C006)	2.25	0.00		2.25
FORESTBURG (V324)	2.38	11.00	21/01/01	13.38	STETTLE, TOWN OF (T805)	1.08	11.10	18/01/01	12.18
FORT McMURRAY (K032)	0.72	10.00	14/01/01	10.72	SURGEON LAKE I.R. 154 (B770)	0.91	0.00		0.91
FOX CREEK (T342)	1.40	6.50	20/01/01	7.90	SUCKER CREEK FIRST NATION 150A (B792)	1.00	0.00		1.00
FT. MACKAY SETTLEMENT #467 (B982)	1.18	0.00		1.18	SWAN HILLS TOWN (T830)	3.23	10.00	21/01/01	13.23
FT. McMURRAY BAND (B352)	0.53	0.00		0.53	THREE HILLS (T845)	1.26	6.00	09/01/01	7.26
GADSBY (V351)	-1.62	0.00	21/08/01	-1.62	TROCHU (T857)	2.54	5.00	16/01/01	7.54
GALAHAD (V354)	2.79	8.00	19/01/01	10.79	TWO HILLS COUNTY (C021)	7.20	0.00		7.20
GIFT LAKE METIS SETT (N173)	5.66	0.00		5.66	TWO HILLS, TOWN OF (T863)	2.86	8.50	21/01/01	11.36
GIROUXVILLE (V366)	2.50	6.00	21/01/01	8.50	UPPER HAY LAKE I.R. 212 (B728)	0.68	0.00		0.68
GLENDON (V372)	2.41	1.50	03/01/01	3.91	VALLEYVIEW (T866)	1.53	5.25	06/01/01	6.78
GRANDE CACHE (T393)	0.31	0.00	21/01/01	0.31	VERGIVILLE (T875)	2.04	10.00	20/01/01	12.04
GRANDE PRAIRIE, COUNTY OF (C001)	0.75	0.00		0.75	VERMILION (T878)	1.19	8.00	21/01/01	9.19
GRANDE PRAIRIE, CITY OF (K035)	1.67	10.00	19/02/01	11.67	VETERAN (V881)	3.44	6.00	17/01/01	9.44
GRIMSHAW (T405)	1.40	6.00	10/07/01	7.40	VILNA (V887)	3.86	20.00	12/01/01	23.86
HALKIRK (V414)	1.73	5.00	21/01/01	6.73	WASKATENAU (V908)	2.49	1.00	19/01/01	3.49
HANNA (T417)	1.65	7.50	18/01/01	9.15	WEMBLEY (T911)	1.97	6.00	11/03/01	7.97
HAY LAKE I.R. 209 (B727)	1.06	0.00		1.06	WHEATLAND (C016)	0.52	0.00		0.52
HEISLER (V429)	5.87	8.00	21/01/01	13.87	WHITE SANDS S.V. (S922)	0.80	0.00		0.80
HIGH LEVEL (T435)	0.88	12.10	20/01/01	12.98	WHITEFISH I.R. 155 (B924)	1.29	0.00		1.29
HIGH PRAIRIE (T438)	1.26	7.50	17/01/01	8.76	WILLINGDON (V926)	4.07	2.00	08/01/01	6.07
HINES CREEK (V447)	3.31	2.75	19/01/01	6.06	WOOD BUFFALO (M018)	0.10	0.00		0.10
HORSESHOE BAY S.V. (S458)	0.89	0.00		0.89	WOOD BUFFALO PARK (L024)	0.66	0.00		0.66
HYTHER (V468)	2.12	10.00	20/01/01	12.12	YOUNGSTOWN (V932)	1.93	1.25	12/01/01	3.18
INNISFREE (V474)	3.57	5.00	17/01/01	8.57	BIG LAKE & KINUSO (M125, V505)	1.21	0.00		1.21
JASPER (R004)	0.62	6.00	13/08/01	6.62	BIRCH HILLS & WANHAM (M019, V896)	2.26	0.00		2.26
KITSICOTY (V508)	2.18	6.00	13/01/01	8.18	BONNYVILLE & ANNEXED AREA (M087, M088)	0.51	0.00		0.51
LAKE LAND (C089)	0.36	0.00		0.36	JASPER (PARK & OUTSIDE TOWN) (L012, R003)	0.25	6.00	13/08/01	6.25
LAMONT (C030)	2.33	0.00		2.33	KNEEHILL & TORRINGTON (M048, V854)	1.40	0.00		1.40
LESSER SLAVE RIVER (M124)	0.46	0.00		0.46	LLOYDMINSTER (A845, SK45)	1.02	11.00	15/01/01	12.02
LINDEN (V535)	2.72	6.00	15/01/01	8.72	MINBURN & LAVOY (C027, V523)	0.78	0.00		0.78
LOON RIVER CREE (B473)	2.42	0.00		2.42	SMOKY LAKE & WARSPITE (C013, V905)	1.34	0.00		1.34
M.D. of GREENVIEW (M016)	0.27	0.00		0.27	THORHILD & RADWAY (V687, C007)	6.48	0.00		6.48
MACKENZIE (M023)	1.43	0.00		1.43	VERMILION RIVER (AB & SK) (C024, SK24)	1.42	0.00		1.42



REQUEST FOR DECISION

SUBJECT:	Razor Energy Corporation Property Tax Payment Proposal		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	September 28, 2021	CAO: SW	MANAGER: CF
DEPARTMENT:	FINANCE	GM: EK	PRESENTER: MJ
STRATEGIC PLAN:	Choose an item.	LEG:	

RELEVANT LEGISLATION:

Provincial (cite) – In accordance with Section 347(1) of the Municipal Government Act

Council Bylaw/Policy (cite) – Bylaw 20-843

RECOMMENDED ACTION:

MOTION: That Council take no action on the proposed payment plan from Razor Energy Corporation, for their 2020 and 2021 property taxes and penalties.

BACKGROUND/PROPOSAL:

On September 14, 2021, Administration received an email from the Chief Financial Officer of Razor Energy Corporation proposing a payment plan to pay off the 2020, 2021 and 2022 property taxes and 2021 and 2022 penalties.

Razor Energy has been working down amounts owing to the MD of Greenview throughout 2021. With the impending September 30 deadline for 2021 taxes coming up at the end of the month, Razor would again like to propose a plan to pay down amounts owing and work towards our account being eligible for monthly payments starting in 2023.

While I appreciate our previous proposal was not accepted, I am providing a new proposal for Council's consideration.

Key points:

- Razor has been working down the balance owing to the MD throughout 2021 with regular monthly payments
- Razor would like to go on the TIPPS program in 2023 once our balance is current and we are eligible to join the program

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that Council will have upheld Council's bylaw and will have treated all ratepayers equally.

2. A second benefit of the recommended action is that Council will avoid creating a precedence by going against Council's bylaw.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. A possible disadvantage to the recommended action is the 2020, 2021 property taxes and penalties for Razor Energy Corporation and future property taxes may not get paid.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to accept Razor Energy Corporation's proposal, however due to the precedence this may set, and potential cash flow problems, if other companies make a similar request, Administration does not recommend this solution.

Alternative #2: If Council decides to accept Razor Energy Corporation's proposal the estimated future penalties that would have to be waived will be about \$61,000.00.

FINANCIAL IMPLICATION:

N/A

Direct Costs: N/A

Ongoing / Future Costs: N/A

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will notify Razor Energy Corporation of Council's decision.

ATTACHMENT(S):

- Request from Razor Energy Corporation
- Proposed Payment Plan
- MGA Section 347(1)
- Bylaw 20-843

Razor Energy Corp.
MD Greenview - payment plan proposal

	Opening	Tax Levy	Payment	Closing	Notes
2021-09-30	240,238.83		26,500.00	213,738.83	
2021-10-31	213,738.83		26,500.00	187,238.83	
2021-11-30	187,238.83		26,500.00	160,738.83	
2021-12-31	160,738.83		26,500.00	134,238.83	
2022-01-31	134,238.83		26,500.00	107,738.83	
2022-02-28	107,738.83		26,500.00	81,238.83	
2022-03-31	81,238.83		26,500.00	54,738.83	
2022-04-30	54,738.83		26,500.00	28,238.83	
2022-05-31	28,238.83		26,500.00	1,738.83	
2022-06-30	1,738.83	205,000.00	29,500.00	177,238.83	2022 Tax Levy (Estimated based on 2021)
2022-07-31	177,238.83		29,500.00	147,738.83	
2022-08-31	147,738.83		29,500.00	118,238.83	
2022-09-30	118,238.83		29,500.00	88,738.83	
2022-10-31	88,738.83		29,500.00	59,238.83	
2022-11-30	59,238.83		29,500.00	29,738.83	
2022-12-31	29,738.83		29,738.83	0.00	

Notes:

Payment on December 31, 2022 will be adjusted for changes in actual tax levies in 2022.

Starting in January 2023, Razor will enter into the Tax Installment Payment Plan program.

No future penalties will be applied as long as Razor follows this payment schedule.

Projected Tax Installment Payment Plan monthly payment:

Estimated 2023 levies	205,000.00	(Estimated based on 2021)
Monthly TIPP payment	17,083.33	

Marilyn Jensen

From: Kevin Braun <kbraun@razor-energy.com>
Sent: September 14, 2021 11:52 AM
To: Aleks Nelson
Cc: Marilyn Jensen; Denise Thompson
Subject: RE: Razor Energy - payment proposal for outstanding property taxes
Attachments: Razor and MD Greenview tax payment plan proposal 2021 09 14.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hi Aleks,

I hope all is well with you.

Razor Energy has been working down amounts owing to the MD of Greenview throughout 2021. With the impending September 30 deadline for 2021 taxes coming up at the end of the month, Razor would again like to propose a plan to pay down amounts owing and work towards our account being eligible for monthly payments starting in 2023.

While I appreciate our previous proposal was not accepted, I am providing a new proposal for council's consideration (see attached).

Key points:

- Razor has been working down the balance owing to the MD throughout 2021 with regular monthly payments
- Razor would like to go on the TIPPS program in 2023 once our balance is current and we are eligible to join the program

Can you please confirm you will be able to present this proposal to council? If yes, when will the council meeting take place?

Thanks,

Kevin Braun, CPA, CA
CFO



Razor Energy Corp
Suite 800, 500-5th Ave. S.W.
Calgary, AB T2P 3L5
D: 587.794.4726
C: 403.874.1670
E: kbraun@razor-energy.com
W: www.razor-energy.com

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(3) The penalty must not be imposed sooner than January 1 of the year following the year in which the tax was imposed or any later date specified in the bylaw.

1994 cM-26.1 s345

Penalties

346 A penalty imposed under section 344 or 345 is part of the tax in respect of which it is imposed.

1994 cM-26.1 s346

Cancellation, reduction, refund or deferral of taxes

347(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

(2) A council may phase in a tax increase or decrease resulting from the preparation of any new assessment.

1994 cM-26.1 s347

Tax becomes debt to municipality

348 Taxes due to a municipality

- (a) are an amount owing to the municipality,
- (b) are recoverable as a debt due to the municipality,
- (c) take priority over the claims of every person except the Crown, and
- (d) are a special lien
 - (i) on land and any improvements to the land, if the tax is a property tax, a community revitalization levy, a special tax, a local improvement tax or a community aggregate payment levy, or
 - (ii) on goods, if the tax is a business tax, a community revitalization levy, a well drilling equipment tax, a community aggregate payment levy or a property tax imposed in respect of a designated manufactured home in a manufactured home community.

RSA 2000 cM-26 s348:2005 c14 s12

Fire insurance proceeds

349(1) Taxes that have been imposed in respect of improvements are a first charge on any money payable under a fire insurance policy for loss or damage to those improvements.

(2) Taxes that have been imposed in respect of a business are a first charge on any money payable under a fire insurance policy for loss or damage to any personal property

- (a) that is located on the premises occupied for the purposes of the business, and
- (b) that is used in connection with the business and belongs to the taxpayer.

1994 cM-26.1 s349

Tax certificates

350 On request, a designated officer must issue a tax certificate showing

- (a) the amount of taxes imposed in the year in respect of the property or business specified on the certificate and the amount of taxes owing, and



REQUEST FOR DECISION

SUBJECT: **2022 Municipal Intern Application**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: September 28, 2021
DEPARTMENT: CORPORATE SERVICES
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: SW
GM: EK
MANAGER: CF
PRESENTER: CF

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) - N/A

RECOMMENDED ACTION:

MOTION: That Council direct Administration to submit an application for a Municipal Intern under the 2022 Municipal Internship Program offered through Municipal Affairs.

MOTION: That Council approve to cover additional expenses for the Intern, with \$10,000 to be accounted for in the 2022 Budget and \$35,000 in the 2023 Budget.

BACKGROUND/PROPOSAL:

The Municipal Internship Program is offered by Municipal Affairs to support the development of new professionals with the intent to help build the management capacity in Alberta municipalities. Greenview has acted as a host municipality for the program several times and Administration is recommending an application be submitted for the 2022 Program.

The 2022 Program is introducing a standard 18-month term for all three program streams. (Administrator, Finance Officer, Land use planner) To reflect the change in term and assist in costs, Municipal Affairs will provide a grant of \$60,000 to host municipalities. Municipal Affairs requests municipalities to top-up this grant to compensate for the organization and location. In previous years, Greenview has provided additional funds for training and conferences, benefits and salary to be comparable with the rest of the organization. Administration is recommending an additional \$45,000 for the intern.

BENEFITS OF THE RECOMMENDED ACTION:

1. This is a mutually beneficial program where the intern gains valuable experience in municipal government to help in the succession planning of the industry across the province, and they provide additional resources to Greenview with new ideas and perspectives.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Council has the alternative to deny the request.

FINANCIAL IMPLICATION:

The additional top-up of \$45,000.00, with funds to be included in the 2022 and 2023 Operational Budget.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will prepare and submit the application for the Municipal Internship Program by the deadline of October 15, 2021.

ATTACHMENT(S):

- 2022 Municipal Internship Program

Apply to Host a Municipal Intern

Be part of the 2022 Municipal Internship Program

Opportunity to build capacity

The Alberta Municipal Internship Program is Canada's largest and longest running program of its kind. The program supports the development of new professionals in municipal administration, finance and land-use planning in order to build capacity in Alberta municipalities.

Internships are 18 months in length and start in May of each year. Municipalities and planning service agencies approved to participate are provided a grant to help offset the costs associated with hosting an intern.

Program requirements

Host organizations designate a supervisor who acts as a coach and mentor for the intern, and is a liaison between the intern and other staff.

Supervisors will:

- Work with ministry's program team to develop a host profile to describe and promote their municipality and the work the intern will complete during their internship.
- Implement the Internship Workplan so their intern gains meaningful experiential learning opportunities in governance, management, operations, and policy.
- Support their intern's professional development.
- Meet regularly with the intern (weekly or bi-weekly) to reflect on experiential learning and provide feedback.
- Attend Municipal Affairs check-ins and workshops (supervisor and intern).
- Complete program grant reporting.



Why host an intern?

Interns bring knowledge, skills, and enthusiasm that helps to build capacity and rejuvenate the municipal government sector. They also bring:

- New ideas and perspectives for both the organization and community.
- Energy, eagerness, and initiative.
- Education and knowledge (intern candidates must have completed a diploma or degree within the past two years).
- Willingness to learn.
- Creativity and enthusiasm.
- Strong research skills.
- High computer literacy and knowledge of technology applications.
- Ambassadors about municipal government, in particular your municipality.

Eligibility to host

Organizations applying to host an intern must:

- Meet the population eligibility requirement for the program stream of interest.
- Designate at least one senior-level municipal employee as the Intern Supervisor.
- Provide comprehensive experience in various areas of the municipality.
- Commit sufficient financial resources to supplement grant funding for hosting an intern.

See more details on the program website or contact the Municipal Internship Program team toll-free at 310-0000, then ask for 780-427-2225, or amainternship@gov.ab.ca

Apply!

Applications accepted until
October 15, 2021 through the
[Alberta Community Partnership Online \(ACPO\)](#)
Portal



REQUEST FOR DECISION

SUBJECT:	Approach Application Request off Township Road 702 for SW 18-70-19 W5M		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	September 28, 2021	CAO: SW	MANAGER: JS
DEPARTMENT:	PLANNING & DEVELOPMENT	GM: RA	PRESENTER: RA
STRATEGIC PLAN:	Development	LEG:	

RELEVANT LEGISLATION:

Provincial – *Highway Development and Protection Act.*

Council Bylaw/Policy – Road Access Approaches Policy 4010.

RECOMMENDED ACTION:

MOTION: That Council provide direction on a third farmland approach for field access to SW 18-70-19 W5M.

BACKGROUND/PROPOSAL:

The applicant has submitted an approach application request for a farmland approach for field access to SW 18-70-19 W5M off Township Road 702 (proposed approach #3). There are two accesses off Highway 747, one to the single-family dwelling (approach #2) and the other to the farmland (approach #1) north of the naturally severing creek, please see Schedule 'B'. The applicant has indicated that it is difficult to utilize the current access to the single-family dwelling (approach #2) when hauling bales of hay with a semi truck and trailer, due to topography issues, as there is a dip when merging onto Highway 747. The applicant needs to speed up to get the load of bales onto Highway 747 which he feels is a safety concern when merging onto Highway 747.

The applicant has been denied for the proposed third access, by Administration, as he would not remove one approach and move it to a different location as per the previous policy rescinded July 31, 2021.

Administration has reviewed the Approach Application Request and it meets the fundamental public safety criteria set out within Policy 4010 (2.1.B), effective July 13, 2021, *"Greenview may provide an additional approach(s) to a quarter section if the parcel is severed by a topographical feature that divides the quarter section into smaller parcels. Subject to Council approval, additional approaches may be added under the following circumstances:*

- i. *Public Safety reasons;*
- ii. *If the parcel is boarded by two (2) or more public roads, a second or third approach may be considered, at an additional cost as per the Schedules of Fees."*

In conversation with Alberta Transportation the applicant would not be granted direct access to Highway 747 for a third access pursuant to Highway Development and Protection Act and would be directed to Township Road 702.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council making the recommended motion is that Council will be following Policy 4010 by giving administration direction on the approach application request.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There are no disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to have the applicant upgrade the access on Highway 747 to the single-family dwelling to suit the required needs.

FINANCIAL IMPLICATION:

The cost associated with the above noted motion would be subsidized by the applicant as per the Schedule of Fees and once the approach is built there is a minimal cost associated with the added road maintenance.

Direct Costs: \$12,000.00 - \$15,000.00

Ongoing / Future Costs: \$1,000.00 per 5-10 years for gravel costs plus, grading, snow removal and other required maintenance costs.

STAFFING IMPLICATION:

The staffing implications associated with the recommended action is the time and labour needed to construct an approach and continued road maintenance after the approach is built. No additional staff would be required but it would increase the workload for labourers working in the area.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will notify the landowner of the decision of Council with a letter.

ATTACHMENT(S):

- Schedule 'A' – Policy 4010
- Schedule 'B' – Maps of SW 18-70-19 W5M

Title: Road Access Approaches

Policy No: 4010

Effective Date: July 13, 2021

Motion Number: 21.07.345

Supersedes Policy No: EES 03

Review Date: July 13, 2024



Purpose: The Road Access Approaches Policy provides further guidelines for administering general approach or driveway crossing requests.

1. DEFINITIONS

- 1.1. **Development Guidelines & Municipal Servicing Standards** means the design and construction standards establishing the minimum allowable levels to which municipal improvements are to be designed and built.
- 1.2. **Director of Infrastructure and Planning** means Greenview's Director of Infrastructure and Planning or their designate.
- 1.3. **Driveway** means a private right-of-way, paved or unpaved, that provides access for vehicles or pedestrians from a boulevard, curb or sidewalk to a lot or carport, garage, parking pad, loading berth or structure located on the lot.
- 1.4. **Driveway Crossing** means an area where a private driveway accesses a public road, which may include a sidewalk, boulevard, curb, or gutter.
- 1.5. **Greenview** means the Municipal District of Greenview No. 16.
- 1.6. **Hamlet** means an unincorporated community administered by, and within the boundary of, Greenview consisting of five or more dwellings and containing parcels of land used for non-residential. Includes, DeBolt, Ridgevalley, Grovedale, Landry Heights, Little Smoky and Grande Cache.
- 1.7. **Landowner** means the owner of the land and extends to any developer or designate working on behalf of the landowner.
- 1.8. **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.

1.9. **Rural** means any territory lying outside of a Hamlet within the boundaries of Greenview.

1.10. **Schedules of Fees** means the Bylaw outlining the amounts Greenview may charge for the supply of information, goods, and services.

2. POLICY

2.1. Rural

- A. One access approach per quarter section of land or subdivided lot along municipally developed roadways will be provided when deemed feasible on the condition that no other approach exists. A second approach may be permitted on a parcel if required by an oil and gas operation at the cost outlined in the Schedules of Fees.
- B. Greenview may provide an additional approach(s) to a quarter section if the parcel is severed by a topographical feature that divides the quarter section into smaller parcels. Subject to Council approval, additional approaches may be added under the following circumstances:
 - i. Public Safety reasons;
 - ii. If the parcel is bordered by two (2) or more public roads, a second or third approach may be considered, at an additional cost as per the Schedules of Fees.
- C. The location of the approach will be determined, in consultation with the landowner and in accordance with the Development Guidelines & Municipal Servicing Standards and Alberta Transportation Standards. The size of the approach will be 8 meters for residential and 15 meters for industrial or farmland approaches in accordance with the Development Guidelines and Servicing Standards.
- D. All approaches will be under the authority and control of Greenview, except for temporary approach installations.

2.2. Hamlet

- A. One driveway crossing per property or subdivided lot along municipally developed roadways or alleys will be provided when deemed feasible on the condition that no other driveway exists.
- B. Subject to Council approval, additional driveway crossings may be added under the following circumstances:
 - i. Public Safety reasons;
 - ii. If the property is bordered by two (2) or more public roads.
- C. The location of the driveway crossing will be determined, in consultation with the landowner and in accordance with the Development Guidelines & Municipal Servicing Standards and Alberta Transportation Standards.

- D. The width of a single-family or duplex residential driveway, including the driveway crossing and motor vehicle parking stall(s), must not exceed 60% to a max of 15 meters of the parcel width.
- E. The width of a non-residential or multi-family residential driveway, including the driveway crossing and motor vehicle parking stall(s), must comply with the requirements of the Development Guidelines & Municipal Servicing Standards.
- F. All driveway crossings will be under the authority and control of Greenview.

3. PROCEDURE

3.1 Rural

- A) Approach application fees are established by Council within the Schedules of Fees Bylaw.
- B) If an approach is approved, and upon payment from the landowner being received, Greenview will construct the new approach as resources and weather permit within a reasonable time period.
- C) The Director of Infrastructure and Planning or their designate will inform Council annually of all approaches that were undertaken and of all expenditures that occurred.
- D) The landowner will enter into a signed agreement with Greenview prior to the installation of the approach by Greenview.
- E) At the discretion of the Director of Infrastructure and Planning, a temporary approach may be constructed for a period not exceeding one (1) year with a non-refundable fee of \$100.00 accompanying a deposit equal to the cost of constructing an approach as outlined in the Schedule of Fees Bylaw. If an approach is not removed and reclaimed in a manner satisfactory to the Director of Infrastructure and Planning, or designate, after one (1) year, the approach must be constructed to engineering standards and the deposit will be forfeited.

3.2. Hamlet

- A) Driveway crossing application fees are established by Council within the Schedules of Fees Bylaw.
- B) If a driveway crossing is approved, and upon payment from the landowner being received, Greenview will construct the new driveway crossing as resources and weather permit within a reasonable time period.
- C) The Director of Infrastructure and Planning or their designate will inform Council annually of all driveway crossings that were constructed and of all expenditures that occurred.

- D) The landowner will enter into a signed agreement with Greenview prior to the construction of the driveway crossing by Greenview.

4. DEVELOPMENT & SUBDIVISION APPROACHES

- 4.1. A landowner may be required to construct an approach to a development or subdivision in accordance with an applicable development agreement, or as a condition of subdivision or development approval. Construction of approaches must conform to the standards outlined in Greenview's Development Guidelines and Municipal Servicing Standards. A landowner that receives an agreement or condition of approval requiring the construction or upgrade of an approach or driveway crossing, must arrange with Greenview for approach construction.
- 4.2 In all cases where the subdivision plan is to be endorsed prior to completion of the approach, a security deposit is required. The standard deposit will be set out annually in the Schedules of Fees and differential rates will be applied for surfaced and non surfaced approaches. Greenview reserves the right to modify the required security to protect the interests of Greenview.
- 4.3 One access approach per subdivided lot along municipally developed roadways will be permitted. Additional approaches for Commercial or Industrial lots and developments may be permitted at the discretion of Council.
- 4.4. Installations that do not meet the requirements of the Development Guidelines & Municipal Servicing Standards must be replaced by the landowner at their cost. All pre-existing approaches or driveway crossings required for a subdivision approval are to be upgraded to meet current engineering standards.
- 4.5. Upon satisfactory completion and acceptance of the approaches by the Director of Infrastructure & Planning or designate. All approaches will transfer to the authority and control of Greenview, except for temporary installations.



Proposed Approach

Long Legal: SW-18-70-19-W5

Legend

--- Proposed Approach

Area of Interest (AOI)

Road

Gravel

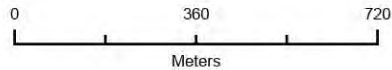
Other

Paved

Base Features

Township Grid

Section Grid

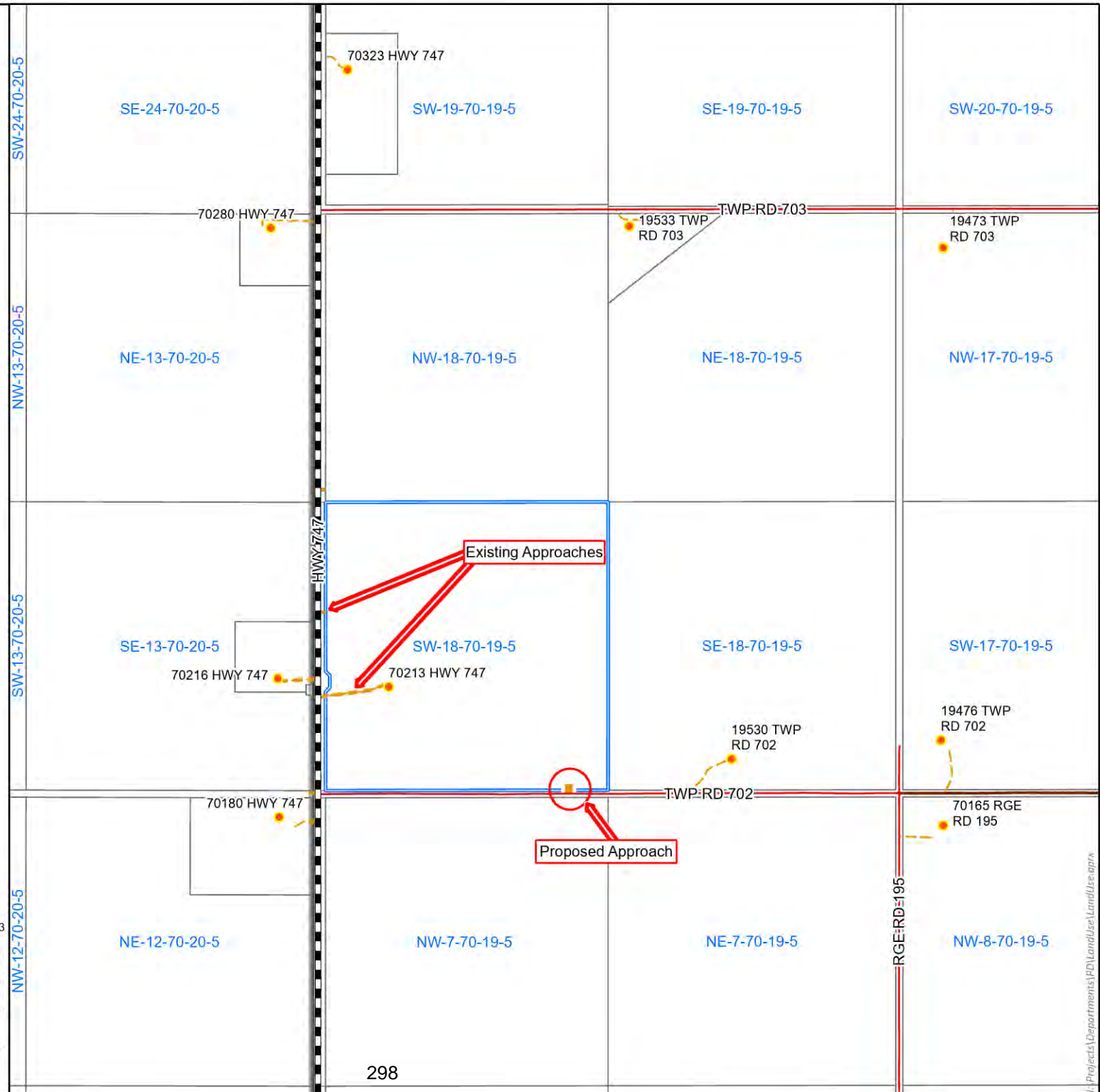


Produced: September, 2021 Projection: UTM Zone 11N NAD 83

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Proposed Approach

Long Legal: SW-18-70-19-W5

Legend

— Proposed Approach

□ Area of Interest (AOI)

Road

— Gravel

— Other

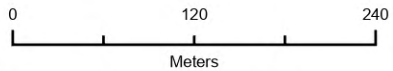
— Paved

Base Features

□ Township Grid

□ Section Grid

30cm Imagery, 2016



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Proposed Approach

Long Legal: SW-18-70-19-W5

Legend

★ Area of Interest (AOI)

Road

Gravel

Other

Paved

Base Features

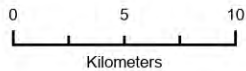
First Nation Reserve

Park

Town

Township Grid

Section Grid

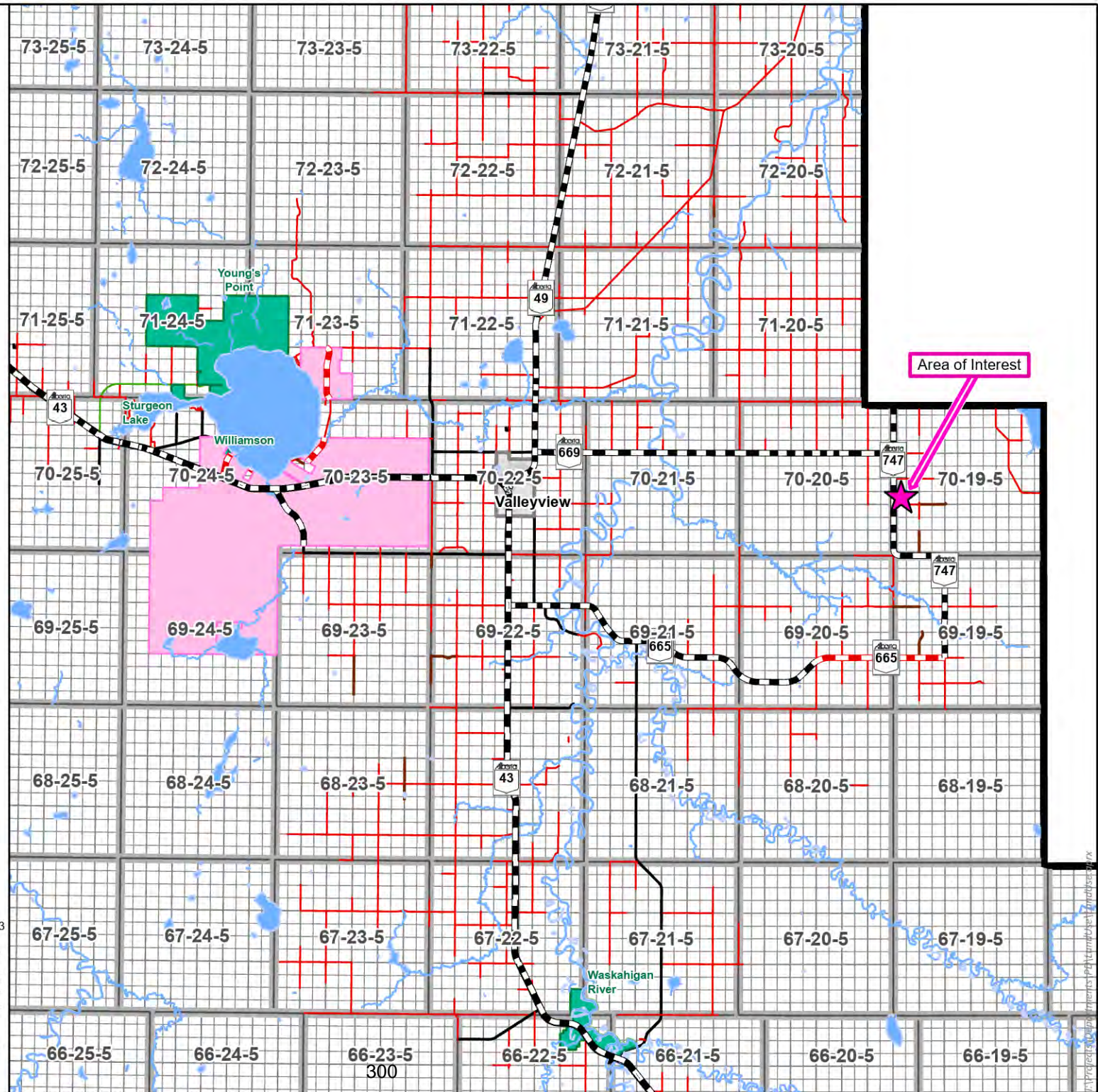


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REQUEST FOR DECISION

SUBJECT: **2021 Aggregate Supply RFQ**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: September 28, 2021
DEPARTMENT: OPERATIONS
STRATEGIC PLAN: Level of Service

REVIEWED AND APPROVED FOR SUBMISSION
CAO: SW MANAGER: JF
GM: RA PRESENTER: JF

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION (1): That Council agree to purchase 25,000 tonnes of 4:25 gravel for the Ridgevalley / Crooked Creek area from Glacier Rock Resources Inc. in the amount of \$444,000 according to the terms of the 2021 Aggregate Supply RFQ with funding to come from Operations' Gravel Purchasing budget.

MOTION (2): That Council agree to purchase 25,000 tonnes of 4:25 gravel for the New Fish Creek area from Glacier Rock Resources Inc. in the amount of \$697,575 according to the terms of the 2021 Aggregate Supply RFQ with funding to come from Operations' Gravel Purchasing budget.

MOTION (3): That Council agree to purchase 25,000 tonnes of 4:25 gravel for the Sunset House / Sweathouse area from Glacier Rock Resources Inc. in the amount of \$663,575 according to the terms of the 2021 Aggregate Supply RFQ with funding to come from Operations' Gravel Purchasing budget.

MOTION (4): That Council agree to purchase 75,000 tonnes of 4:25 gravel for the North Forestry Trunk Road Area from Perron Ventures Ltd. in the amount of \$1,642,500 according to the terms of the 2021 Aggregate Supply RFQ with funding to come from Operations' Gravel Purchasing budget.

BACKGROUND/PROPOSAL:

Greenview Operations has requested quotes for providing gravel for use in the Ridgevalley/Crooked Creek, New Fish Creek, Sunset House/Sweathouse and North Forestry Trunk Road Areas. Four suppliers provided quotes and costs have been calculated using trucking costs based upon haul distances from pit locations and material costs quoted according to the terms of the RFQ. While some areas can be gravelled directly from suppliers' gravel pits, tonne/km rates were utilized to calculate haul costs to a central location in the area to allow for consistent comparisons from all potential suppliers and recommendations have been made based upon the lowest total cost. The terms of the RFQ are that, upon quality assurance testing and confirmation of agreed-upon quantity being crushed, the supplier will be paid for 25% of the aggregate with the remaining 75% to be paid as material is removed from the site within two (2) years. The supplier is to provide loading and scaling of material.

Gravel Supply 4:25 means the following

- 1 "4" is the Alberta designation classification for Gravel Surfacing Aggregate
- 2 "25" is 100 percent passing metric sieve 25 000 μm or approximately 1 inch

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that the Operations Department will have gravel available to utilize for the road gravelling program in 2022.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. There is no perceived disadvantage to the recommended motions.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to agree to purchase from suppliers other than those recommended who submitted quotes. Administration does not recommend this action as the other suppliers are not the most cost-effective or practical to purchase from currently in consideration of present inventories, haul distances, and/or conditions of access.

Alternative #2: Council has the alternative to not enter into an agreement for any or all the quoted materials. Administration does not recommend this action as it may adversely affect the 2022 stockpiling and road re-gravelling program and increase costs of supplying material for the identified areas.

FINANCIAL IMPLICATION:

Direct Costs: \$2,118,750 is the total purchase cost for the aggregate.

Ongoing / Future Costs: 25% (\$529,687.50) to be paid from the 2021 operational budget and the remainder (\$1,589,062.50) to be paid as material is removed from the locations in 2022 and 2023.

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:

Upon Council's decision, suppliers will be notified so they can take any necessary operational steps and agreements will be entered into.

ATTACHMENT(S):

- 2021 Aggregate Supply Calculations
- RFQ Official Results 2021 Operations Aggregate Supply Quote
- Alberta Aggregate Sieve Specifications

2021 Greenview Operations Aggregate Supply Quote Trucking & Material Cost Calculations	Timber Pro Logging Ltd. (Murtron) Pit Location: (NW-21-71-02-W6)	Glacier Rock Resources Inc. Pit Location: (NE-27-69-26-W5)	Hopkins Construction (Lacombe) Ltd. Pit Location: (E 1/2-24-85-22-W5)	Buffalo Gravel Corp. (Adams Pit) Pit Location: (SW-32-71-02-W6)
(1) RidgeValley/Crooked Creek Area (Distance to Hamlet) SE-22-71-26-W5 (Intersection of RGE 262 & TWP 713) 4:40 - 25,000 t.	N/A -No quote provided	\$14.00 x .17 x 19.2 Km = \$81,600 trucking cost + \$350,000 material cost = \$431,600 *can haul directly to roads from this location. T/Km calculation was used to make a consistent comparison.	\$11.75 x .17 x 205 Km = \$871,250 trucking cost + \$293,750 material cost = \$1,165,000	\$12.00 x .17 x 44 Km = \$187,000 trucking cost + \$300,000 material cost = \$487,000
(2) New Fish Creek (Hunke Stockpile) SE-31-72-21-W5 4:40 - 25,000 t.	N/A -No quote provided	\$14.00 x .17 x 75.9 km + BLF = \$347,575 trucking cost + \$350,000 material cost = \$697,575	\$11.75 x .17 x 136 Km + BLF = \$603,000 trucking cost + \$293,750 material cost = \$896,750	N/A -No quote provided
(3) Sunset House/Sweathouse (8 Mile Stockpile) SW-15-70-22-W5 4:40 - 25,000 t.	N/A -No quote provided	\$14.00 x .17 x 67.9 Km + BLF = \$313,575 trucking cost + \$350,000 material cost = \$663,575	\$11.75 x .17 x 175 Km + BLF = \$768,750 trucking cost + \$293,750 material cost = \$1,062,500	N/A -No quote provided
(4) North Forestry Trunk Road Area (KM 27) 4:40 - 75,000 t.	\$14.25 x .19 x 27 Km = \$384,750 trucking cost + \$1,068,750 material cost = \$1,453,500 *can haul directly to roads from this location. T/Km calculation was used to make a consistent comparison.	\$14.00 x .19 x 80 Km = \$1,140,000 trucking cost + \$1,050,000.00 material cost = \$2,190,000 *can haul directly to roads from this location. T/Km calculation was used to make a consistent comparison.	\$11.75 x .19 x 252 Km = \$3,591,000 trucking cost + \$881,250 material cost = \$4,472,250 *can haul directly to roads from this location. T/Km calculation was used to make a consistent comparison.	N/A -No quote provided
Total Material Costs: \$2,118,750 *25% (\$529,687.50) due to contractor(s) within 30 days after crushing completed in 2020. 75% (\$1,589,062.50) due upon removal of material from site	Stockpile Rates are \$0.17 per tonne/km for all routes except \$0.19 on the Forestry Trunk Road. BLF = Basic Loading Factor of \$1.00 per tonne.			



MUNICIPAL DISTRICT OF GREENVIEW No. 16

Request for Quote Results

Aggregate Supply, Weigh and Load For:
Ridgevalley Area, New Fish Creek Area, Sunset House/Sweathouse Area
& North Forestry Trunk Road
Closed Monday September 13, 2021, at 1:30 p.m. MST

Official Results – for information only – does not constitute a tender award

Note: Prices do not include G.S.T.

Name of Contractor	Amount of Bid			
	Ridgevalley Area - 25,000 t	New Fish Creek Area – 25,000 t	Sunset House/Sweathouse Area – 25,000 t	North Forestry Trunk Road Area – 25,000 t
Timber Pro Logging	N/A	N/A	N/A	\$14.25/Tonne - \$1,068,750.00
Glacier Rock Resources	\$14.00/Tonne - \$350,000.00	\$14.00/Tonne - \$350,000.00	\$14.00/Tonne - \$350,000.00	\$14.00/Tonne - \$1,050,000.00
Hopkins Construction	\$11.75/Tonne – \$293,750.00	\$11.75/Tonne – \$293,750.00	\$11.75/Tonne – \$293,750.00	\$11.75/Tonne - \$ 881,250.00
Buffalo Gravel	\$12.00/Tonne - \$300,000.00	N/A	N/A	N/A

We, the undersigned, having been present at the tender opening and having examined the tender documents, do hereby certify that the information as recorded above is correct.

Municipal District Representative: Ilona Digby Date: September 13, 2021.

Witness: Josh Friesen

TABLE 3.2.3.1, SPECIFICATIONS FOR AGGREGATE

DESIGNATION		1			2				3				4			5		6		7	8	9
Class (mm)		10	12.5	16	*16(N2)	20	25	40	12.5AW	12.5BW	12.5C	16	20	25	40	10A	10B	80	125	40	25	8
Percent Passing Metric Sieve (CGSB 8-GP-2M) μ m	125 000																		100			
	80 000																	100				
	50 000																	55-100	55-100			
	40 000							100							100					100		
	25 000						100	70-94						100				38-100	38-100		100	
	20 000					100	82-97						100		55-90							
	16 000			100	100	84-94	70-94	55-85				100						32-85	32-85		90-100	
	12 500		100	80-92	89-100				100	100	100	72-95										
	10 000	100	83-92	70-84	78-94	63-86	52-79	44-74	35-65	55-75	70-93	53-82	35-77	30-77	25-72	100	100			85-100	45-75	
	8 000																					100
	5 000	60-75	55-70	50-65	55-70	40-67	35-64	32-62	0-15	0-15	30-60	27-54	15-55	15-55	8-55	70-90	45-70	20-65	20-65		0-15	85-100
	1250	26-45	26-45	26-45	26-45	20-43	18-43	17-43	0-3	0-3	9-28	9-28	0-30	0-30	0-30	20-45	20-45			40-100	0-5	45-75
	630	18-38	18-38	18-38	18-38	14-34	12-34	12-34														30-50
	315	12-30	12-30	12-30	12-30	9-26	8-26	8-26			0-15	0-15				9-22	9-22	6-30	6-30	17-100		18-30
	160	8-20	8-20	8-20	8-20	5-18	5-18	5-18			0-11	0-11				5-15	5-15					10-21
80	4-10	4-10	4-10	4-10	2-10	2-10	2-10	0-0.3	0-0.3	0-8	0-8	0-12	0-12	0-12	0-10	0-10	2-10	2-15	6-30		5-15	
% FRACTURE BY WEIGHT (2 FACES)	ALL +5000	60+	60+	* SEE NOTE (N1)	60+	60+	60+	50+	75+ (100% 1 Face)	75+ (100% 1 Face)	60+	60+	40+	40+	25+	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PLASTICITY INDEX (PI)		NP	NP	NP	NP	NP-6	NP-6	NP-6	N/A	N/A	NP-4	NP-4	NP-8	NP-8	NP-8	NP-6	NP-6	NP-8	NP-8	NP-5	NP-5	NP
L.A. ABRASION LOSS PERCENT MAX.		40	40	40	50	50	50	50	35	35	35	35	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35
FLAKINESS INDEX		N/A							MAX 15		N/A											
COEFFICIENT OF UNIFORMITY (Cu)		N/A																			3+	N/A

Designations:

Designation 1 - Asphalt Concrete Pavement

Designation 2 - Base Course Aggregate

Designation 3 - Seal Coat Aggregate

Designation 4 - Gravel Surfacing Aggregate

Designation 5 - Sanding Material

Designation 6 - Pit- Run Gravel Fill

Designation 7 - Cement Stabilized Base Course Aggregate

Designation 8 - Granular Filter Aggregate

Designation 9 - Slurry Seal Aggregate

* Notes:

N1. Asphalt Concrete Mix Type 1 - 90+ (98% 1 face)

Asphalt Concrete Mix Type 2 - 70+

Other Asphalt Concrete Mix Types - 60+

N2. Designation 2 Class 16 Material is for ASBC

N3. For crushed aggregates other than all Designation 5 and Designation 9 materials, a tolerance of three percent in the amount passing the maximum size sieve will be permitted provided all oversize material passes the next larger standard sieve size.



REQUEST FOR DECISION

SUBJECT: **Clay Shoot Report 2021**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: September 28, 2021
DEPARTMENT: CAO SERVICES
STRATEGIC PLAN: Quality of Life

REVIEWED AND APPROVED FOR SUBMISSION
CAO: SW MANAGER: SS
GM: PRESENTER: NB

RELEVANT LEGISLATION:

Provincial (cite) –N/A

Council Bylaw/Policy (cite) –N/A

RECOMMENDED ACTION:

MOTION: That Council accept the 2021 Greenview Clay Shoot event report for information, as presented.

MOTION: That Council authorize Administration to hold a Clay Shoot event on September 8, 2022, with a budget upset limit of \$30,000 with funds to come from the 2022 Greenview Communications Budget.

BACKGROUND/PROPOSAL:

At the September 14, 2021, Regular Council Meeting, Councillor Gervais made a Notice of Motion to bring forward the 2021 Clay Shoot Report, as well as to set a date for the 2022 Annual Clay Shoot at the next Regular Council Meeting.

Greenview hosted the 4th Annual Greenview Clay Shoot at Shot Shell Shooting Range south of Valleyview on Thursday, September 9, 2021. This Clay Shoot Tournament was held to improve stakeholder relations as well as to raise funds for the 5 Foodbanks that serve Greenview. We received generous support from our sponsors as well as very positive feedback from attendees, who reported that this unique event is a refreshing change of pace.

Summary for information:

- 87 Shooters
- 15 Volunteers

Sponsorships were collected in the months prior to the event with a total of \$45,000 received in sponsorship donations. In addition to the financial sponsorships, we received \$4320 in registration fees as well as approximately \$3000 of in-kind sponsorships for advertising and signage. Trapper Gord and Nordic Mechanical each donated guns to the rifle raffle which brought in an additional \$2620. After calculating revenue and expenses, a balance of \$49,757.48 was left to donate to the food banks. To make it an even

\$50,000, Greenview's Communications Department will donate (from our Operational G/L) \$242.50 of the Greenview promotional items used for the event.

Administration is recommending that Council choose to host the Greenview Clay Shoot another year with it falling on September 8, 2022.

Due to the overwhelming response, as well as increase costs for the Clay Shoot, Administration is requesting an increase to the budget for 2022, to a total of \$30,000.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of accepting the presentation is to confirm receipt of the Council update on the Sport Clay Shoot event.
2. The benefit of hosting another Sporting Clay Shoot is to continue on in providing this outlet and networking event for our Stakeholders in hopes of bettering our community relations.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

Council has the alternative to not accept the recommended motion for information.

Council may choose another style of Stakeholder event, or a different date.

Council may choose not to increase the budget from 2021.

FINANCIAL IMPLICATION:

Direct Costs: \$0.00

Ongoing / Future Costs: \$30,000

STAFFING IMPLICATION:

There are no staffing implications for the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Once Council makes a motion to accept the 2021 report as information, Administration will issue the final cheques for future presentation to the 5 Food Banks that serve Greenview.

ATTACHMENT(S):

- 2021 Clay Shoot Report

2021 Greenview Clay Shoot Sponsors

MEC Towing and Transport	\$1,500.00
Associated Engineering	\$1,000.00
Reynolds Mirth Richardson	\$1,000.00
Hi-Tech Business System	\$1,000.00
Tiger Calcium	\$3,000.00
J Moody Grader Services	\$1,500.00
Accurate Assessment	\$500.00
Town of Fox Creek	\$1,000.00
WSP Canada	\$1,500.00
Canadian Forest Products	\$3,000.00
Sameng Inc.	\$500.00
County of Grande Prairie	\$500.00
Nordic Mechanical	\$2,500.00
All North Consultants	\$3,000.00
Pro-West Refrigeration	\$2,500.00
Serv-All Mechanical	\$1,500.00
MD Big Lakes	\$500.00
Thompson Infrastructure	\$1,500.00
Weyerhaeuser	\$1,500.00
Aquatera	\$1,500.00
ARC Resources	\$1,000.00
City of Grande Prairie	\$1,500.00
CDN Controls Ltd.	\$1,000.00
Quattro Management	\$1,500.00
ATB	\$3,000.00
Yardstick Technologies	\$1,000.00
McNeil Construction	\$3,000.00
Secure Energy Services	\$1,000.00
Trutec Construction	\$1,500.00
	\$45,000.00

2021 Greenview Clay Shoot Expense/Revenue Report

Revenue		Notes
Sponsorships	\$45,000.00	
Registration	\$4,320.00	
Raffle Tickets	\$2,620.00	Rifle Raffle
Total Revenue	\$51,940.00	
Budget from Council	\$20,000.00	
Expenses		
Shot Shell Enterprises (Lunch Only)	\$630.00	15 @ \$40 pp
Shot Shell Enterprises (Participants)	\$14,616.00	87 @ \$160 pp
Safety Supplies	\$111.29	
Supper Supplies	\$121.02	
United Church (Supper)	\$990.00	
Greenview Promo	\$751.93	
Trapper Gord (Prizes)	\$1,320.69	
Registration Gift	\$3,399.07	Ball Caps (120)
Total Expenses	\$21,940.00	
Balance to Donate	\$50,000.00	



REQUEST FOR DECISION

SUBJECT: **Evergreens Foundation**
SUBMISSION TO: REGULAR COUNCIL MEETING
MEETING DATE: September 28, 2021
DEPARTMENT: COMMUNITY SERVICES
STRATEGIC PLAN: Quality of Life

REVIEWED AND APPROVED FOR SUBMISSION
CAO: SW
GM: DM
LEG:
MANAGER:
PRESENTER: DM

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council authorize Administration to provide The Evergreens Foundation with a letter of support regarding the Strategic Plan for the Victor Lake senior supportive housing development, located in the Victor Lake Cooperative, Alberta.

MOTION: That Council authorize Administration to provide The Evergreens Foundation with a letter of support regarding the Strategic Plan for the Wildwood senior supportive housing development, located in Wildwood, Alberta.

BACKGROUND/PROPOSAL:

Committee of the Whole made the following motion on September 21, 2021:

That Committee of the Whole recommend to Council to provide Evergreens Foundation with a letter of support in the Strategic Plan and support in the development of the seniors supportive housing in Wildwood and Victor Lake.

A presentation was made by the Evergreens Foundation regarding the Wildwood and Victor Lake planned future senior housing development. The planned developments will increase the seniors housing capacity to meet the needs and demands of the growing population of seniors within the region. The Foundation has secured grant funding from the Canadian Housing and Mortgage Corporation and Alberta Social Housing to commence work on these projects. The grants will partially fund the projects with the remaining costs included in the annual municipal capital requisitions. They do not anticipate large increases in the municipal capital requisitions; however, additional operational requisitions may be required based on the funding model of the lodge program.

The Foundation is requesting a letter of support from Greenview for the development of the Victor Lake and future senior housing projects.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended action is that the Evergreens Foundation will have Greenview's support in the development of the seniors housing projects.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage of the recommended action is that the projects will be developed with the associated costs being absorbed by grant funding and municipal requisitions.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to deny the recommended action, however the projects will still be initiated.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

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

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will proceed with preparing a letter of support as per Council's recommendation.

ATTACHMENT(S):

- Evergreens Foundation - Presentation



August 19, 2021

Dear Mayor/Reeve and Council,

Re: Request for support of The Evergreens Foundation Capital Plan

BACKGROUND:

The Evergreens Foundation (EGF) is a leader in developing affordable supportive living facilities for seniors. We endeavour always to ensure our facilities have the required quality and sufficient capacity to meet the needs and demands of the growing population of seniors within the region we serve. Our newly completed facility, Parkland Lodge in Edson, and our upcoming Pine Valley Lodge in Hinton, are testaments to our commitment to meet these needs. The support we have received from our governing municipalities has enabled us to complete and deliver these projects successfully.

As the demand for affordable seniors housing rises in the region, The Evergreens Foundation has made it a priority to deliver services to underrepresented communities, where demand for housing is much higher. Identifying this need, we are in the early stages of development of projects in two locations:

1. Wildwood Seniors Lodge, Yellowhead County
2. Victor Lake Indigenous Elders Lodge, Municipal District of Greenview

Attached are brief profiles of these projects. We have engaged consultants to start initial studies and design work for the projects. We expect to commence construction on Victor Lake by Q2 2022 and expect to be ready for operation by end of 2023. RFP for prime consultants for both projects will be going out this fall.

We have already secured grant funding from agencies including Canada Mortgage and Housing Corporation and Alberta Social Housing Corporation, to commence work on these projects. These grants will partially fund the projects and the remaining costs will need to be included in our municipal annual capital requisitions as we have been doing since 2014. Currently we do not anticipate large increases to our total municipal capital requisitions. In addition, once complete, these projects will require increased operational requisitions in keeping with the established funding model of the Lodge Program.

The Board of Directors is in unanimous support of our capital plan including these projects, however consider it to be prudent best practice to update our member councils from time to time to confirm their ongoing support. Our last such update was in October 2014.

These projects will be highly beneficial for the seniors population in these communities. We are confident that all our governing municipalities and towns share our enthusiasm and commitment in ensuring that these essential services are made available throughout the region. To demonstrate that we have your support, we request that a motion be presented to your respective council indicating your commitment to providing safe and affordable housing to our senior citizens and that you are cognizant of the 'senior boom' that lies ahead.

A suggested Motion:

Recognizing the requisitioning authority of The Evergreens Foundation, we confirm our support of The Foundations Strategic Plan and support the EGF in development of new seniors' supportive housing in Wildwood and Victor Lake.

Please feel free to reach out to me if you have any questions or concerns about these projects.

Expecting your support and cooperation in these new ventures.

Respectfully,



Kristen Chambers, CAO

The Evergreens Foundation

Attachments:

1. Project Profile – Wildwood Seniors Lodge
2. Project Profile – Victor Lake Indigenous Elders Lodge
3. EGF- 2021 Supportive Living Strategy Update

CC: The Evergreens Foundation Board of Directors

The Evergreens Foundation

Wildwood Seniors Lodge



Details

Project Value: \$17 million

Expected Project Completion: Q4 2023

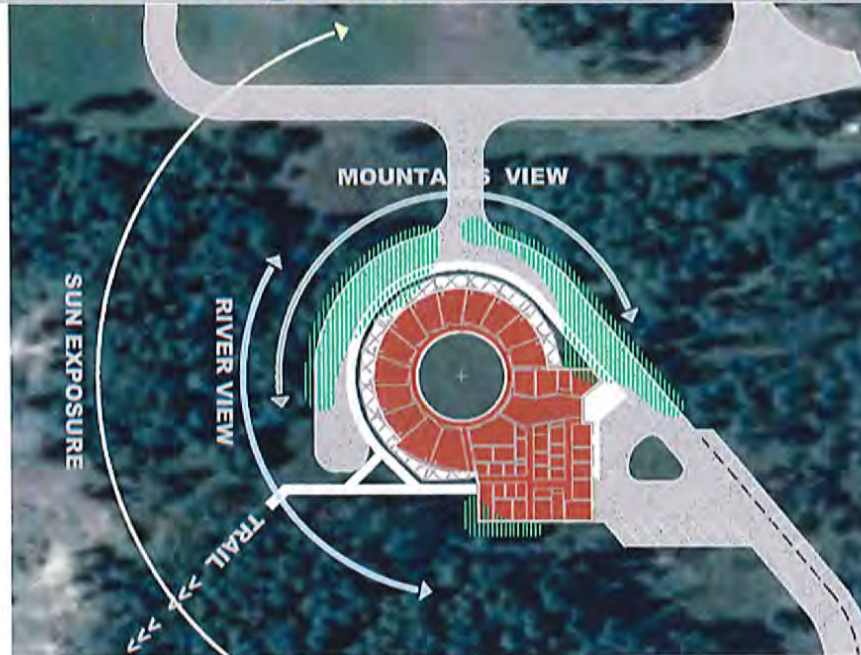
Description

The Wildwood Seniors Lodge will be a new greenfield, supportive living wood-frame structure. The Lodge will be fitted with 45 beds to meet the current demand, but designed to comfortably house the expected additional 25 residents in future. This facility will provide much-needed accommodation space for the current aging population while accounting for the future needs of this area.

The land required for the development has been donated by Yellowhead County. The Evergreens Foundation has obtained Seed funding for \$225,000 from Canada Mortgage and Housing Corporation to begin initial studies and design services. The site investigations, functional programming and masterplanning has been completed. Currently, prime consultant procurement is in process to complete the design works and move the project to construction in early Q3 2022.

The Evergreens Foundation

Victor Lake Indigenous Elders Lodge



Details

Project Value: \$7 million

Expected Project Completion: Q3 2023

Description

The Evergreens Foundation is currently developing a 12-unit, supportive living, indigenous elders care facility in the Victor Lake Cooperative adjacent to Grande Cache. Lack of supportive living options in the area leaving many indigenous elders with limited choices for care. Often elders have to relocate, outside of the community they have resided in for decades, away from friends and family, or choose to remain at home in poor living conditions. The intent of the new indigenous elders lodge is to address the specific care and cultural requirements of the indigenous population in the Grande Cache area. In addition to providing supportive living for elders, the lodge would bring additional services to the community, along with stable employment opportunities.

This facility will be governed and operated through a joint venture between Victor Lake Cooperative (governing partner) and The Evergreens Foundation (operating partner). The project will be delivered through a design-bid-build delivery model. The project has secured \$2.25 Million in grant funding from Alberta Social housing Corporation through the Indigenous Housing Capital Program. Currently, prime consultant procurement is in process to complete design work and move the project to construction in early Q2 2022.



The Evergreens Foundation – 2021 Supportive Living Strategy Update

PREPARED BY:

Colliers Project Leaders Advisory Services
335 8th Avenue SW, Suite 900
Calgary, AB T2P 1C9

PREPARED FOR:

Evergreens Foundation
101 Athabasca Ave
Hinton, AB T7V 2A4

May 2021

1 Introduction

1.1 Background

In 2017 Evergreens Foundation (Evergreens, Foundation) undertook a comprehensive examination of operations and projected new construction needs for the communities it serves. Issued on January 27, 2018 the Independent Living and Supportive Living Short Term Development and Long Term Planning Report by Colliers Project Leaders summarized Evergreen's blue-print for future capital development.

Evergreens tasked Colliers in April 2021 to provide an update for the Supportive Living Portfolio (SL Portfolio) within this initial strategic plan, the key priority focus of Evergreens Foundation.

At the time of writing this update, the Parkland Lodge project is complete, while the Pine Valley project is under construction with an anticipated opening in 2022. The Victor Lake project has received Provincial funding through the Indigenous Housing Capital Program (IHCP) and is moving forward with the objective to commence construction in 2022. With the completion of these projects, forecasted for 2024 the SL Portfolio will have a total of 345 suites, an increase of 148 suites (+75%) since the 2018 report.

The objective is to maintain a supply and demand ratio to that of 2017 and an maintain an optimal balance within membership communities, the plan has been updated. The outcome of this report is a Development and Capital Survey providing Evergreens with targets through to 2046.

1.2 Geographic Framework

As established in the 2018, this report continues to use the five distinct zones identified in the map below:

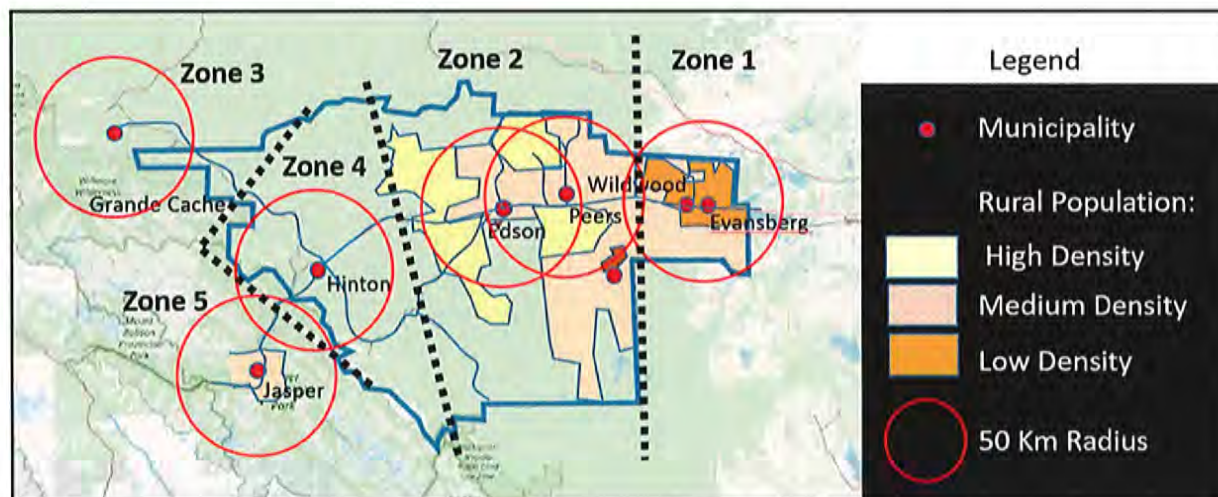


Figure 1 Zone Mapping

Supportive Living services are contained within the Foundation's membership municipalities therefore these municipalities represent the center of a catchment or 'Zone'. A radius distance of 50km between municipalities is used to help determine Zones.

When formulating a balanced plan, there may be 'back-and-forth' between Zones; such planning takes into consideration to construct of scale that garners operational efficiency, and timing of construction to ensure requirements for contributions can remain constant.

2 Current State

Development of future supportive living requirements is an organizational priority and the direct responsibility of the Board ensuring both financial and non-financial resources are in place. To meet the long-term requirements for supportive living housing current capital requisitions increased to \$5,124,000 per annum to build sufficient reserves to fund new facility requirements.

Evergreens is also reliant on annual contributions from its partners to ensure operational sustainability, therefore approved projects will also require increased annual contributions following the commissioning of each planned facility.

The percentage impact of new projects on contribution requirements are inconsistent as they vary by project scale, and contribution to the overall portfolio. Based on the proposed plan in 2018 the following new construction is in progress.

2.1 Pine Valley Lodge, Hinton



Pine Valley signals the first major step at addressing the forecasted capacity gap. Evergreens successfully took advantage of CMHC affordable housing programs to secure financing for this 100-suite lodge.

This lodge also brings a shift in the current supportive living model, by moving into mixed market rental configurations for the economic sustainment of the building facility. The Lodge is forecasted to start moving in residents in August 2022.

2.2 Victor Lake Addition, Victor Lake



With this 12-unit development, development Evergreens is embracing opportunities through adapting its model to accommodate unique cultural attributes of a community it serves.

Significant work to date has realized a \$2.25 M contribution to the project from the province; Evergreens Foundation continues to pursue other contributions through the CMHC affordable housing program. Final contributions from Evergreens' Capital Reserves are to be determined.

3 Underlying Assumptions for 2021 Update

As with any forward-looking statements, it is critical to understand the underlying assumptions which contribute to the results and provide the basis of recommendations. The sections below describe these assumptions.

3.1 Population and Growth Assumptions

The population and growth model has not changed from the 2018 report due to insufficient current data and lack of comparative data available. With the onset of the pandemic in March 2020, short time-frame statistics are at high risk of not being representative of future trends in population growth and demographic shifts. In addition, in May 2021 Statistics Canada will undertake their next comprehensive national census that provides the next appropriate data point comparison as the 2018 report relied on the Statistics Canada 2016 national census data. For this reason, the population and demographic related assumptions remain the same in this update.

Further caution regarding any perceived fundamental shifts in policy and market preferences, emerging risks due to the pandemic are not factored into the updated analysis. It is the author's view that formulating and applying such assumptions is too speculative to provide value to decision making. Post pandemic, the Board may further consider material shifts and risks, should they arise, and the impact on the Supportive Living portfolio at that time.

3.2 Recap Population and Demand Projections

In 2018 the Board recognized the supply projections outlined below and concluded each planned project should try to exceed the future targeted requirements as it was deemed current supply and demand have not sufficiently addressed need in their communities.

SL Supply Projections				
	75+ Population	5 year Growth	Total Growth	Projected SL Housing needs (Current Supply)
2016	2,323			197
2021	2,948	27%	27%	250
2026	3,909	33%	68%	316
2031	5,151	32%	122%	415
2036	6,768	31%	191%	538
2041	7,813	15%	236%	646
2046	7,872	1%	239%	701

Figure 2 Population Growth and Supportive Living supply requirements¹

¹ Supply and Demand based on 2016 Census Data

3.2 Capital Model Assumptions

Intrinsic to any long-term planning model, economic and key financial metrics have a profound impact on outcomes. Assumptions held constant over many years, such as inflation and borrowing rates are based on variables as understood today. The reader is cautioned while evaluating this information as these variables are subject to change over time, thus impacting model performance. The discussion below highlights the most significant of these assumptions.

- Inflation is held constant at 2.0% conforming with the current Bank of Canada target inflation rate as published on their website.² Currently there is considerable public of discussion and speculation that inflation will rise beyond this target.
- All annual loan payments (both interest and principal paid back portions) are paid from the Capital Reserve fund, this includes the current Pine Valley Lodge loan and any forecasted loans for proposed new construction.
- The current CMHC co-investment loan (Pine Valley Lodge) assumes an amortization period of 40 years and an annual interest rate of 3%, with monthly payments (12) for the duration of the forecast to 2046.
- The CMHC loan for Pine Valley has a duration of 10 years at which time it will be "re-mortgaged" possibly with a new interest rate and amortization period. Such a change may have considerable impact on the reserves, for better or worse, depending on market conditions.
- The Pine Valley project capital costs will remain constant to that utilized with the CMHC submission for funding projecting total cost at \$35.3 M, (not including land, including contingency and financing costs)
- CMHC has granted Evergreens' loan forgiveness of \$1.8M paid annually for 10 years. These payments are not applied against operating deficits, but directly to offset CMHC loan payments paid from the Capital Reserve fund.
- With respect to the Victor Lake addition project, the model assumes in addition to committed Provincial funding of \$2.25M, an additional \$2M will be funded through as yet unidentified grant funding programs with the remaining \$2M in funding provided through Evergreens' Capital Reserve fund. Evergreens ultimately may inject more than \$2M from their Capital Reserve or requisition to see this project to completion.
- New capital projects are assumed to be constructed over 2.5 years, irrespective of project size or location; and use an even flow of capital, both these elements may vary, thus impact Capital Reserve balances.
- Forecasted project costing is based on a pro-rated suite cost of the Pine Valley project currently under construction, then indexed for inflation to the forecasted year of construction. Construction costs while subject to inflation, are also subject to market forces of supply and demand. Such forces are not speculated on in this analysis.

² BoC inflation rate target: [Inflation - Bank of Canada](#)

- New build project budgets make no provision for land acquisition; it is assumed land is secured at no cost to the Capital Reserve.
- Leveraged financing of all new construction projects is assumed at the same ratio as the current CMHC loan, that is Evergreens will contribute 60% of each new construction project cost with the remaining 40% financed.
- Annual Municipal contributions of \$5,124,000 (reported in 2019 audited financial statements) are held constant for the duration of the model (to 2046) and are not indexed for inflation. Further the annual capital requisition is allocated for new construction only; it excludes capital provisions major renovations (refreshing) of existing facilities.
- Interest accrued to the Evergreens Capital Reserve fund is assessed on the calculated capital reserve balance after all obligations are paid, but before the annual municipal contribution is added. The fund interest calculation also assumes obligations are paid at the beginning of the year, with interest calculated on the remaining balance.
- The interest rate used to assess interest income is 1.5% which is higher than the current range of 0.045% to 1.00% for GIC investments.
- It is assumed that capital reserves will be utilized only for new projects and not major renovations or refreshments of existing properties.
- The model does not assume replacement of any existing properties, only net-new brought on-line contributing to the overall unit count.

3.4 Operating Model Assumptions

The operating pro forma is not a financial reporting statement and therefore will not be directly comparable to Evergreens annual audited financial statements. Noncash items such as amortization are not included as the assessment is to forecast the ability of the SL Portfolio to generate sufficient cash revenue to build new suites and cover operating expenses. Due to the forward-looking nature of a forecast, the following assumptions are outlined to assist the reader in evaluating the work and understanding inherent risks of the forecast and observations.

- New project construction assumes the first six months of opening earn no material revenue as the facility ramps up to full occupancy. At the beginning of the following year, a full year of full occupancy revenue is calculated (and every year thereafter).
- The Pine Valley Lodge project moves the SL Portfolio into a mixed model of Rent-Geared-to-Income and affordable housing suites under one roof. This is a departure from the current lodge model, therefore revenue for new projects assumes this mixed-use model as the basis for revenue projections of newly constructed facilities, indexed for inflation. The existing suites (232) retain the current revenue model, indexed for inflation.
- Rent revenue for the existing rent model is calculated on a simple pro rata formula of 2019 Lodge Rent divided by number of lodge suites.

- The supportive living mixed model is calculated on a base rental charge plus monthly service fee. Each suite category (bachelor/ 1 bedroom/ 2 bedroom) is then assigned an occupancy percentage which forms projected revenues for new construction. The cost basis for this model is the submitted CMHC pro forma income statement for the Pine Valley Project.
- Interest earned on donations and short-term investments utilizing idle cash are held at a constant \$20,000 per annum for the duration of the model (2046).
- Annual operating requisitions from member municipalities increase at an average rate with each additional suite coming into operation. As with rent revenue calculations, municipal requisition contributions are not increased in the year of project completion, but the following year to account for scaling up of the new suites. Municipal operating requisitions are not indexed for inflation.
- The Provincial Lodge Assistance Program (LAP) funding is calculated as a simple pro-ratio using the 2019 audited financial statements (Lodge stream) and indexed for inflation. New suites added are subject to 60% inclusion for LAP funding.
- In 2019 additional capital maintenance funding was received and recorded in the Grants funding for the SL Portfolio. No provision or assumptions are made for this type of provincial funding to continue.
- All other revenue categories are calculated based on a simple pro-ratio of 2019 audited financial statement revenues (Lodge stream) divided by total lodge suites.
- Likewise, expenses are also based on a pro-ratio of the corresponding line item in the 2019 audited financial statements divided by total lodge suites, then indexed for inflation. Some expense categories were modified as the incremental increase in expense is less than one unit of average cost. Explanations of each assumption are described below.
- Maintenance expense in the early stages of a building life cycle is well below the average cost of maintenance per existing suite. Therefore, in the first 10 years, new construction maintenance expense is recorded at 50% of average cost, then increases to full average cost in year 11 and thereafter. All maintenance expense is indexed for inflation.
- Administration expense does not increase at an average cost unit per new suite; it is anticipated that some economies are realized as administrative cost for centralized functions (i.e. payroll, management, etc.) remains relatively constant. Administrative expense is estimated to increase by 15% for each new project brought into service, indexed for inflation.
- Utilities are assumed to increase at the 2019 audited financial statement average cost, indexed for inflation. No estimation for the impacts of the proposed carbon tax is assumed. It is also assumed that with the installation of more energy efficient utility systems in the new buildings, efficiencies realized will offset carbon tax price increases.

4 Outcomes

4.1 Capital Spending

The report issued in 2018 recommended that capital requisitions be adjusted to \$6,000,000 to meet the long term development objectives. Current annual capital requisitions are approved at \$5,124,000

Based on current capital requisitions, Evergreens will be able to construct planned new construction for current projects and two additional forecasted developments, 100 suites for Zone 1 and 120 suites for Zone 2 while meeting forecasted demand. However, the Capital Reserve will then be depleted with no capacity to pursue forecasted new construction in Zones' 1 and 4 in 2040.

Adding an additional \$250k per year in 2030 (total requisition \$5,374,000), assume modest interest (1.5%) earned on the Capital Reserve balances and assuming continued favorable financing terms (3%), the whole new construction forecast should be achievable, leaving a 2045 Capital Reserve balance of approximately 25% of its current value. The difference in contribution targets from the report issued form 2018 and this strategy update is the realization of significant equity contributions through the CMHC Co-Investment program for Pine Valley, and assumption that similar contributions will be realized for future projects. Historically the province has also provided capital grants for major renovations and upgrades for aging facilities and any requirements of existing facilities have not been included in the as part of the capital contribution forecast.

Further to observations related to CMHC Co-Investment, schedules were adjusted to advance the project schedule for the 100 suite Zone 1 to 2026 to take financial advantage of the before it is retired. Similarly, it is assumed, no other capital requirements such as major renovations for existing facilities will be drawn from this reserve.

Supportive Living - Capital Planning					
<i>Total Demand and Geographical Balanced Targeting***</i>					
Supportive Living Facilities, Timeline Targets and Room Count					
Zone	2026	2031	2036	2041	2046
Zone 1		100		100	
Zone 2			120		
Zone 3	12				
Zone 4	101				
Zone 5					30
Capital Requirement*	\$ 41,532,000	\$ 34,932,673	\$ 41,919,208	\$ 34,932,673	\$ 10,479,802
* 2019 Dollars					
		Current Annual Requisition		\$ 5,124,000	
		Proposed Increase in 2030		\$ 250,000	
		After 2030 Annual Requisition		\$ 5,374,000	

Figure 3 Supportive Living Capital Planning Update

Assuming Evergreens would still be able to secure financing at 3%, but CHMC program grants and loan forgiveness may not be available on projects confirmed after 2030, Evergreens still could achieve the forecasted new construction program, but in 2045 the Capital Reserve would require full

replenishing. In this scenario, a capital reserve increase of \$500,000 per annum should be added to the existing capital requisition in 2030.

A graphical look at the capital cash outflows for new construction in relation to newly constructed suites and loan servicing (mortgage payments) is shown in the graph below:

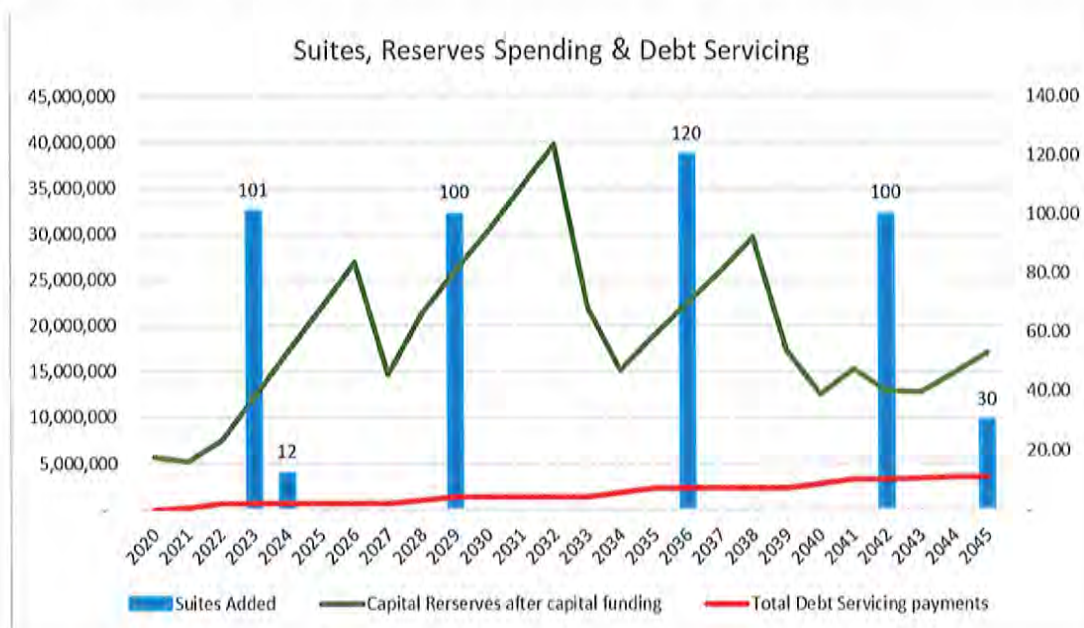


Figure 4 New Construction Suites, Capital Funding and Debt Servicing

Timing of the projects has taken into consideration for debt and equity management in addition to demand projections.

Capital Reserves are graphed using end of year balances, therefore spending on the current Pine Valley project is already deducted and lowers the 2020 data point. Important to note the effect of incremental debt servicing as progressive projects are completed on the overall maintenance of Capital Reserve balances. In addition, debt servicing does not include the residual loans outstanding, and while diminishing through annual payments will still be significant in 2046 once all forecasted new construction projects are completed.

While Evergreens may consider (a) increased up-front equity or (b) shorter amortization periods / increasing debt servicing requirements, Evergreens will not be able to meet the long term development schedule objectives without increasing current and projected capital contribution requirements. (see figure 3).

A key debt mitigation strategy for Evergreens will be the identification and attainment of grant funding and other favorable arrangements that lower overall capital spending exposure by the organization. To the extent that Evergreens is successful in this endeavour, the direct risk to member municipalities to make up for capital spending gaps is mitigated. Bluntly, for every dollar Evergreens secures through grants, donations or other non-debt financing avenues, is a direct reduction to member municipalities risk.

Though achieving the planned new construction forecast, Evergreens will be positioned to serve its member communities, anticipating the demographic shift, population shift and market demand within each zone.

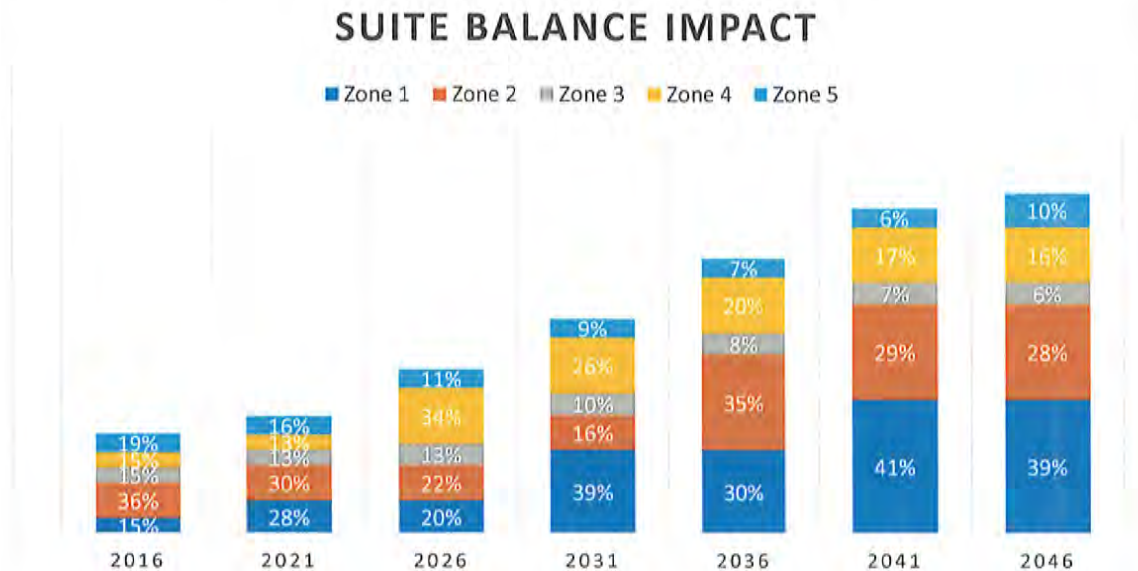


Figure 5 Balanced Distribution Plan for the SL Portfolio

As new construction progresses, the portfolio is maintained within a reasonable range of the optimal SL portfolio distribution.

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
39%	28%	7%	19%	8%

Figure 6 Table of Optimal Suite Distribution based on Population, SL Portfolio

4.2 Operational Impact

The sustainability of supportive seniors living environments will remain an ongoing challenge for governments and the housing management bodies performing the work. Further operating vulnerabilities will persist particularly within rent-geared-to-income categories relative to increasing costs to deliver quality service.

With the shifting to a mixed rental model containing 30% rent-geared-to-income and 70% affordable, new projects mitigate to a certain extent Evergreens' inherent revenue risk in serving member communities low-income seniors. The affordable rents contribute a greater proportion of rent over the traditional lodge model adding to the independent sustainability of each new building.

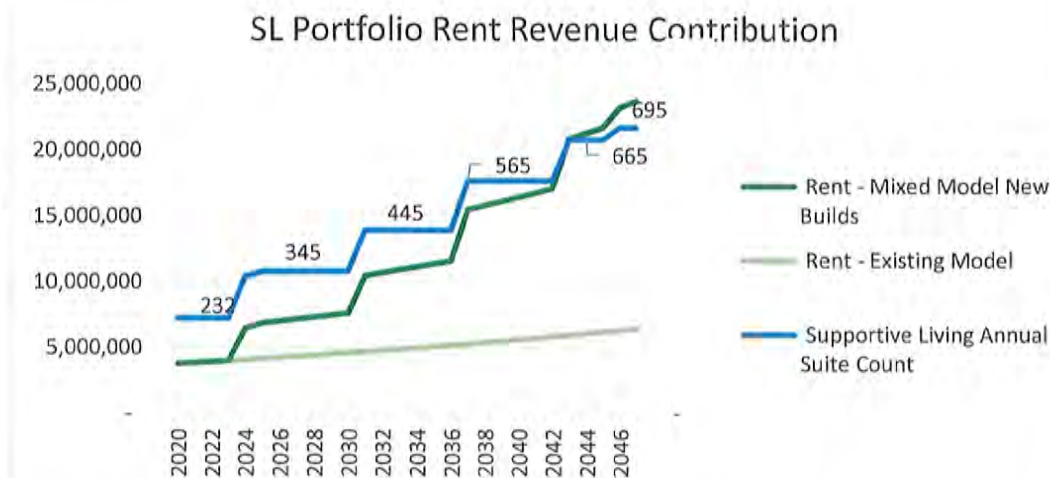


Figure 7 Stacked Line Graph of Rent Model Contribution to Revenue

Notwithstanding an improved rental model, member municipalities operating requisitions will continue to increase in order to keep the SL Portfolio operating sustainably; however, these increases will escalate minimally in per suite cost. With the addition of new suites to support, significant increases can be anticipated as they come into operation. The table below provides a snapshot of municipal operating requirements:

Supportive Living Facilities Timeline Targets and Room Count						
Operating Year	2021	2023	2030	2036	2042	2045
Zone 1			100		100	
Zone 2				120		
Zone 3		12				
Zone 4		101				
Zone 5						30
Total SL Units	232	345	445	565	665	695
Annual Contribution per Unit (inflation and efficiency adjusted)	\$ 13,557	\$ 14,000	\$ 14,200	\$ 14,100	\$ 14,400	\$ 14,600
Estimated Annual Municipal Contribution	\$ 3,145,154	\$ 4,830,000	\$ 6,319,000	\$ 7,966,500	\$ 9,576,000	\$ 10,147,000

Assumptions:	2019 Total Municipal Contribution	\$ 3,145,154
a. 100% of current operational funding is required to sustain supportive living housing	2019 Avg mo. unit value contribution	\$ 1,130
b. All other revenue contributions remain stable and adjust for inflation		

Figure 8 Supportive Living Projected Municipal Operating Requirements

Future municipal operating requisitions were determined through scenario testing to cover operating expense as forecast and generate modest surpluses of approximately \$250,000 on average. On a per suite basis, the municipal requisition remains relatively constant and unaffected by inflation with the SL Portfolio gaining efficiency. Requisition increased occur due to a larger SL Portfolio being serviced.

Over the 25-year pro forma (2020 – 2046), the average municipal operating requisition per suite is \$1,450 per month; this is an increase of \$50 per month from the current monthly average per suite funding cost of \$1,130. Giving consideration to inflation, and the 25-year forecast the incremental average increase is minimal.

5 Other Planning Influences

Currently the Meridian Housing Foundation is pursuing the development of a Supportive Living complex in Spruce Grove AB. This project, similar to that of Pine Valley, has the potential to influence the current Zoning plan and balance growth.

Removing the relative population influence of Parkland County (west of Wabanum Lake) could shift the recommendation of the next project from Zone 1 to Zone 3. It does not however materially influence the overall build scale recommended as it is expected demand will exceed supply, and each project should be built of scale to be operationally efficient.

Revised targets by zone based on removal of Parkland County Population Influence:

Supportive Living Facilities Timeline Targets and Room Count						
Operating Year	2021	2023	2030	2036	2042	2045
Zone 1				120		
Zone 2			100		100	
Zone 3		12				
Zone 4		101				
Zone 5						30
Total SL Units	232	345	445	565	665	695

Figure 9 Adjusted Development Pattern by Zone (removing Parkland population influence)

Recognize the cost of construction materials is currently exceeding that of general inflation. The strategic capital plan is contingent on construction costs remaining reasonable over the next 25 years relative to inflation. Construction cost assumptions are based on the current quality of build by that of the Pine Valley project.

6 Observations and Considerations

The forecasted construction plan for the SL Portfolio is achievable with the Evergreens Board and member municipalities remaining committed to current capital reserve requisition levels and reasonable forecasted increase (5%) in 2030. The Board must also recognize that operational sustainment commitments will be ongoing and increase as new projects are operationalized.

To mitigate the financial risk assumed by Evergreens and member municipalities through debt financing of 40% of all new construction is the successful application for grant funding programs with all three levels of government and exploring other options for equity contributions as they may arise.

A key assumption in the operating proforma is the success of the mixed rental model between rent-geared-to-income and affordable rental suites. The success of this model has a direct impact on municipal operating requisitions required to sustain Evergreens SL Portfolio.

The affordable housing mandate, announced in 2016 by the federal government is scheduled to remain in place for 10 years. Evergreens is to remain aware that current programs offered within that mandate are subject to change.

It is recommended to advance the next major project of 100 units secure funding as early as possible and be ready to commence construction by 2026 to meet the known current expiry or before current CMHC co-investments funds are fully committed to other projects.

Evergreens must also be mindful of the current reviews underway on affordable housing and continuing care programs by the Alberta Government. Current reviews underway are a result of the Final report issued in Dec 11, 2020 by the Alberta Affordable Housing Review Panel.³

³ Final Report of the Alberta Affordable Housing Review Panel
<https://open.alberta.ca/publications/final-report-of-alberta-affordable-housing-review-panel>



Project
Leaders

A composite background image. The top half shows a range of rugged, snow-capped mountains under a soft, pinkish-orange sky. The bottom half shows a dense green forest with a river or stream winding through it.

The Evergreens Foundation Infrastructure Development Victor Lake Elders Lodge

September 14, 2021



Background

The Evergreens Foundation is a non-profit housing management body that strives to continually provide affordable housing options for seniors, individuals, and families. For over fifty years they have provided support to the communities of Hinton, Edson, Jasper, Grande Cache, Wildwood, and Evansburg.

Evergreens Foundation, in partnership with Victor Lake Cooperative, is currently developing a 12-unit, supportive living, SL1- SL3, Indigenous Elders Care Facility in the Victor Lake Cooperative land adjacent to Grande Cache. The intent of the new Elders Lodge is to address the specific care and cultural requirements of the indigenous population in the Grande Cache area. Lack of supportive living options in the area are leaving many Indigenous Elders with limited choices. Often Elders have to relocate outside of the community they have resided in for decades, away from friends and family; or choose to remain at home in poor living conditions.

The design of the new facility is based on the Eden "Social Model" of care which focuses on improving the quality of life for each resident by optimizing functional independence, encouraging social interaction in a family-like group and preserving autonomy in decision making. In addition to providing supportive living for Elders the Lodge would bring additional services to the community along with potential employment opportunities. Being one of the few Indigenous Elders Lodges in Alberta will make this project a landmark for the Victor Lake Cooperative and Grande Cache.

The Challenge

Though the land for the project was provided by Victor Lake Cooperative, due to its remote location, there are no infrastructure services to support the proposed building at this location. Currently the Victor Lake Cooperative residents only have a power supply network. Evergreens Foundation and Victor Lake Cooperative is taking measures to develop temporary infrastructure services to support the facility. But this comes with higher operating costs and maintenance challenges, which is not suitable for the long-term sustainability of the project.

This project as well as Victor Lake Cooperative, requires the support from Municipal District of Greenview to develop the infrastructure towards the project, which could also, in future, be extended to the Victor Lake Cooperative for the benefit of the community who resides there.

Colliers Project Leaders, in consultation with Riddell Kurczaba Architects and AI Terra Engineering Ltd, prepared this report to summarize a strategy to develop the infrastructure support system, in and around the project location. The report also includes an estimate on the costs involved in developing these support systems. MD Greenview's support in funding these developments would bring greater certainty to the success of the project as well as provide the much-needed support to the community that has been living without access to these necessary infrastructure services.

Proposed Lodge Project Schedule

The lodge project intends to be operational by June 2023. Below are the major milestones for this project. This gives sufficient time for MD Greenview to mobilise resources to develop the infrastructure around this site, also catering to the Victor Lake Community.

Milestone	Scheduled Date
Completion of Design works	Mid-January 2022
Tender Project	February 2022
Contract Award	End of April 2022
Contractor Mobilization Starts	May 2022
Substantial Completion	May 2023
Commencement of operations	June 2023

Proposed Lodge Project Budget

The Victor Lake Elders Lodge project budget is estimated to be \$7,000,000; allocated as follows:

Scope	Cost
Soft Costs	\$1,200,000
Construction Building Cost	\$4,300,000
Construction Infrastructure Cost	\$1,500,000
Total	\$7,000,000

This budget also includes for temporary infrastructure development costs within the site if in case essential infrastructure services are not available. Currently the project budget is estimated to include for a well water supply with minor treatment, pump out septic tank system and propane cylinders for heating.

These infrastructure provisions add onto the operating costs for the project and also pose long term maintenance challenges.

Infrastructure Development Strategy

The infrastructure development strategy for the project revolves around the assumption that the easiest way to tie-in to the Town's infrastructure network would be from the corner of 97 Avenue and 104 Street. There is currently a steep gravel road that extends to the Fireman's Pit adjacent to the Victor Lake Cooperative. Though not to be used as access to the facility this road can be used to bring in buried utilities such as water and sewer lines to the proposed lodge.

For access, the project will require a road from the Victor Lake road that connects to the highway. Due to the geometry and level difference presented by the site, approximately 250m long access road will need to be constructed. This road could be of gravel surface for the time being and paved in future when Victor Lake road will be paved.

There are several variables that will need to be defined by the MD of Greenview to appropriately scope the scale of development. These variables can be further defined in a detailed engineering study once MD Greenview is ready to commit funds for this development.



Road Upgrades

To develop an access road, suitable for emergency services and occasional heavy vehicle traffic that would service the lodge, these assumptions are carried to estimate the cost of works involved.

- To prepare an 8.0m wide gravel surface. Resulting subgrade width of 11.0m. Placeholder structure of 300mm GBC is carried.
- No provision for paving.
- Formalize minor ditch network to direct drainage.
- Back-sloping is expected to be steep in localized areas.
- Geometric improvements are mainly needed to address steep sections of roadway. The total length is roughly 250 metres and vertical change of 18 metres, which nets an overall slope of 7.2%. Provision for a moderate grading exercise is carried, including tree clearing.

Water Main Extension

Water main extension is proposed to provide potable water to the lodge. This extension can also serve the Victor Lake residents who currently do not have access to treated water. We are not anticipating the use of this water supply to meet the fire fighting needs, as the supply flow rate may not be sufficient for the intended purpose. The fire fighting requirements of the project can be met with untreated well water. But if during the detailed engineering, sufficient pressure is found to be available, this extension will be beneficial for this purpose also.

- Approximately 1400 metres of water main, assuming a tie-in is readily available at 97 Avenue and 104 Street.
- Cost estimate carries assumption for a 100mm water main constructed by open trench. Costs to restore the gravel roadway will be an additional cost.
- Detailed geotechnical analysis is required to determine if the water main may be constructed by direction drilling. This cost efficiency may be realized during detailed design and would be significant (possibly a 50% reduction). This would depend on frequency of boulders, cobbles and bedrock and the detailed alignment and profile of the road.
- Hydraulic modelling would be required to determine size and capacity of water main to supply fire fighting water supply.
- As a temporary solution, the lodge currently is contemplating a draft type fire suppression system (upstand and cistern), water well and minor water treatment system for potable water. The building would be non-sprinklered.

Sanitary Sewer Forced Main

Sanitary waste disposal for the lodge would involve a significant operating expense and maintenance challenges if it is not connected to a municipal network. Based on the sanitary load calculations estimated for the facility, it will be required to clean out the facility more than 87 times a year using trucks. This becomes challenging considering the remote location, access to site and winter conditions. A sanitary sewer forced main connecting to the network on 97Ave is proposed to resolve these challenges.

- Approximately 1400 metres of sanitary sewer main, assuming a tie-in is readily available at 97 Avenue and 104 Street.
- Approximately 90 metres of vertical lift, with provision for a STEP system (septic tank effluent pump). Septic solids would still need to be transported by truck on an as-needed basis.
- To be placed in common trench with the water main extension. Proximity and alignment would be subject to Alberta Environment approval.

Natural Gas Main Extension

Though excluded from the estimate, the supply of natural gas to site will have huge impact to the heating requirements of the project. The extension of natural gas network would also benefit the community who is currently relying on firewood and propane cylinders to meet the heating requirements. As there are proposed projects to expand the gas network to meet the needs of industries near the Victor Lake Cooperative, an extension of gas line to the site will be cost efficient and sustainable for the whole community. MD Greenview's influence with relevant stakeholders will greatly benefit the project, by providing the much-needed energy requirements for the whole community.

Preliminary Cost Estimate for Infrastructure Development

Based on the abovementioned scope and assumptions a preliminary cost estimate was developed to understand the costs involved in this development.

Scope	Cost	Remarks
Access Road- Preparation, grading and gravel base	\$206,000	Includes road profile upgrades, 10% slope; 8m finished road width, 250m long
Water Main Extension	\$552,000	Open cut, 1400m, connected to the Grande Cache municipal network at immediate vicinity of 97 Avenue and 104 Street.
Sanitary Forcemain & Lift Station	\$430,000	Common trench, 1400m, connected to the Grande Cache municipal network at immediate vicinity of 97 Avenue and 104 Street.
Repair for NW Gravel Roadway	\$327,000	Repair of 1400m stretch of road disturbed by water and sewer extension.
Project Management, Engineering & Testing Costs	\$300,000	Estimated to be 20%
Contingency	\$272,250	Estimated to be 15%
Total	\$2,087,250	Excludes taxes

Due to the variability of the scope, we highlight that there may be significant variations from this estimate. Key factors include the mandate from the MD of Greenview for the level of service for the road design and improvements through detailed design based on availability of detailed background documents. It is possible that the estimate could increase by an additional 30% or reduce by upwards of 50%.

Conclusion

This report intends to provide an insight into the intended development required, to not only bring services to the project site, but also to be beneficial to the residents of the Victor Lake Community. These residents were living without access to essential municipal services for a long time. The commitment from MD Greenview to develop these services will greatly benefit this community and assure long term sustainability of the lodge project.



REQUEST FOR DECISION

SUBJECT: Administrative Policy

SUBMISSION TO: REGULAR COUNCIL MEETING

MEETING DATE: September 28, 2021

DEPARTMENT: HUMAN RESOURCES

STRATEGIC PLAN: Quality of Life

REVIEWED AND APPROVED FOR SUBMISSION

CAO: SW

MANAGER: LM

GM: EK

PRESENTER: MM

LEG:

RELEVANT LEGISLATION:

Provincial (cite) – Occupational Health and Safety Act Part 5 (b) Program and Practice, and Code Part 2 – Hazard Assessment, Elimination and Control.

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That council to accept Administrative Transmissible Illness Policy for information, as presented.

BACKGROUND/PROPOSAL:

In a previous Council meeting, Council and Administration discussed the continued diminishing guidance offered by the province/AHS regarding how to best handle COVID in the workplace. That discussion resulted in Administration reviewing the potential of adopting a Transmissible Illness Policy.

The intention of this policy is to provide a standardized approach of the expectations of Greenview employees who are experiencing symptoms of a transmissible illness such as a flu or COVID19. This policy also links the COVID Standard Operating Guide for workers that Greenview already has in place.

Because this policy is solely directed at administration it is to be approved by the CAO when or if deemed acceptable. However, Council also has the option to adopt their own stand-alone policy that is similar.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is to support administration when dealing with all transmissible illness.

DISADVANTAGES OF THE RECOMMENDED ACTION:

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

ALTERNATIVES CONSIDERED:

1. Council has the alternative to adopt their own Transmissible Illness Policy.

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.

Using that framework outline the proposed level of public engagement associated with the recommended action.

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):

- Transmissible Illness Policy

Title: Transmissible Illness

Policy No: 3022

Effective Date:

Motion Number: (Date Approved by CAO)

Supersedes Policy No: NONE

Review Date:



Purpose: This policy aims to help reduce the spread of illness to others in the workplace.

1. DEFINITIONS

1.1. **FLHA** means field-level hazard assessment.

1.2. **Greenview** means Municipal District of Greenview No. 16.

1.3. **Infectious Period** means the time interval during which a host (individual or patient) is infectious, i.e. capable of directly or indirectly transmitting pathogenic infectious agents or pathogens to another susceptible host. The infectious period can start before, during or after the onset of symptoms, and it may stop before or after the symptoms stop showing. It is also known by a variety of synonymous terms such as the infective period, the period of infectiousness, communicability period, the period of communicability, contagious period, and the period of contagiousness, transmission period or transmissibility period. The degree of infectiousness is not constant but varies through the infectious period.

1.4. **JHA** means job hazard assessment.

1.5. **OH&S** means Occupational Health and Safety.

1.6. **Respiratory Etiquette** is actions aimed at decreasing the dispersion of microorganisms expelled by sneezing, coughing, or blowing one's nose.

1.7. **Transmissible Illness** includes but is not limited to measles, chicken pox, shingles, conjunctivitis (pink eye), influenza, severe acute respiratory syndrome (SARS), including the SARS-CoV-2 (coronavirus), and gastral intestinal virus (stomach flu).

1.8. **Workers** mean Greenview employees, contractors providing services for or to Greenview, volunteers, and includes members of Council for the purposes of this policy.

1.9. **Work Environment** means a place where an employee is or may be conducting work on behalf of Greenview, including work-related social gatherings.

2. POLICY STATEMENT

- 2.1. Greenview promotes health and safety for both home and work environments. The health and safety of our workers and the community is our top priority. Coming to work with a transmissible illness can affect other workers and community members' health and safety and the operations of a department.
- 2.2. Greenview supports a stay-at-home model to ensure that transmission of illness does not affect the work environment of the community and workers.
- 2.3. THE SAFETY INFORMATION IN THIS POLICY DOES NOT TAKE PRECEDENCE OVER OH&S REGULATIONS AND PUBLIC HEALTH ORDERS. ALL WORKERS MUST BE FAMILIAR WITH THE OHS ACT AND REGULATIONS AND CURRENT PUBLIC HEALTH ORDERS.

3. PROCEDURE

- 3.1. Workers are to conduct the self-assessment Daily Fit for Work Screening (workers are to ask themselves the questions.)
- 3.2. Workers are required to report all transmissible illness to their supervisor. For COVID-19 specific symptoms refer to Greenview Compliance Code of Practice.
- 3.3. No worker is to report to work if they suspect they have a transmissible illness and must notify their supervisor.
- 3.4. Most workers are eligible for benefits when sickness occurs.
- 3.5. Workers are required to follow Greenview's Hazard Assessment procedure outlined in Greenview's Hazard Assessment Policy. They must identify and put controls in place on their FLHA and/or JHA.
- 3.6. All workers must follow all requirements outlined in Greenview's General COVID Compliance Code of Practice, including but not limited to physical distancing, hand hygiene, respiratory etiquette, contact tracing, and symptom screening.
- 3.7. If a worker begins experiencing feeling unwell at work, they are to stop work, report to their supervisor, and leave work for the day.
 - A) Workers are not permitted to return to work until they are feeling better.
 - B) If Supervisors or Managers identify that a worker may be at work with a transmissible illness, they will ask the worker to leave and not return until they are non-symptomatic to lessen the spread of illness.
 - C) Workers that have allergies that could be mistaken for transmissible illness must let their Supervisor and Manager know, so they are aware of said medical condition.

4. LEADERSHIP RESPONSIBILITIES

- 4.1. Be familiar with and follow this policy.
- 4.2. Being a role model as reflected in Greenview's values.
- 4.3. Ensuring workers are aware of, and compliant with, this policy.

4.4. Taking appropriate action in a prompt, confidential manner when a transmissible illness incident is brought to your attention.

4.5. Consulting with Human Resources and/or Safety as necessary.

4.6. Ensuring workers are aware of the hazards they are exposed to.

5. WORKER RESPONSIBILITIES

5.1. Be familiar with and follow this policy.

5.2. Consulting with Supervisor and Safety as necessary.

5.3. Conducting hazard assessments.

6. SAFETY RESPONSIBILITY

6.1. Support all workers with proper guidance if they have been in close contact with someone who has a transmissible illness or reports a transmissible illness incident.

6.2. Investigate all transmissible illness incidents.

UNAPPROVED



Municipal District of Greenview No. 16

NAME: Winston Delorme
 ADDRESS : _____

Employee # : _____
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
Aug. 23				Debolt Ratepayer BBQ/Travel to GP	500						
Aug. 24				Travel to Valleyview/Council Meeting	150	1			20.00		
Aug. 24				Valleyview Ratepayer BBQ	350						
Sept. 7	8:00	20:00	M	GIG Committee Meeting	700			1	30.00		593.00
Sept. 8	8:00	20:00	M	Clay Shoot	700			1	30.00		593.00
Sept. 13	15:00	17:30	M	Travel to Grande Prairie	200						200.00
Sept. 14	7:00	18:00	M	Travel to Valleyview/GP Council Meeting	300	1			20.00		528.00
NOTES:				KILOMETER CLAIM			TOTAL		100.00		1914.00
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST				
				\$0.59 per km	2900	1711.00	NET CLAIM		100.00		1914.00
				\$0.15 per km	2900	435.00					
				SUBTOTAL		2146.00	TOTAL CLAIM				4160.00
				LESS G.S.T.			LESS ADVANCES				
				TOTAL		2146	AMOUNT DUE (OWING)				\$4,160.00

 Claimant

 Date

 Approved

 Date



Municipal District of Greenview No. 16

NAME: Dale Gervais
 ADDRESS : _____

Employee # : 477
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM
							B	L	D	AMOUNT		
07-Sep	11:00	16:00	M	GIG committee	60			x		20.00		300.00
14-Sep	8:00	17:30	M	council	60							430.50
NOTES:				KILOMETER CLAIM			TOTAL			20.00		730.50
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST					
				\$0.59 per km	120	70.80	NET CLAIM			20.00		730.50
				\$0.15 per km	120	18.00						
				SUBTOTAL		88.80	TOTAL CLAIM					839.30
				LESS G.S.T.			LESS ADVANCES					
				TOTAL		88.8	AMOUNT DUE (OWING)					\$839.30

 Claimant

 Date

 Approved

 Date



Municipal District of Greenview No. 16

NAME: _____
 ADDRESS : _____

Employee # : _____
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM		
							B	L	D	AMOUNT				
07-Sep	11:00	4:00	m	gig committee	94									
09-Sep	10:00	6:00	m	clay shoot	127									
10-Sep	7:30	3:30	m	preda	441		x			20.00				
NOTES:				KILOMETER CLAIM			TOTAL			20.00				
Meeting Code : M for Meetings C for Conferences				RATE		KM's	TOTAL	LESS GST						
				\$0.59 per km		662	390.58	NET CLAIM		20.00				
				\$0.15 per km		662	99.30							
				SUBTOTAL			489.88	TOTAL CLAIM					509.88	
				LESS G.S.T.				LESS ADVANCES						
				TOTAL			489.88	AMOUNT DUE (OWING)					\$509.88	

 Claimant

 Date

 Approved

 Date



Municipal District of Greenview No. 16

NAME: Tom Burton
 ADDRESS : Box 419, DeBolt, Alberta T0H 1B0

Employee # : 378
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM
							B	L	D	AMOUNT		
September 1 2021	6:00	16:45	M	MD Greenview Library Board Edson	650							511.75
September 9 2021	11:00	14:15	M	MD Greenview Library Board Valleyview	120							200.00
September 11 2021	8:45	15:35	M	MD Greenview Library Board Grovedale	188							300.00
NOTES:				KILOMETER CLAIM			TOTAL					1011.75
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST					
				\$0.59 per km	958	565.22	NET CLAIM					1011.75
				\$0.15 per km	958	143.70						
				SUBTOTAL		708.92	TOTAL CLAIM					1720.67
				LESS G.S.T.			LESS ADVANCES					
				TOTAL		708.92	AMOUNT DUE (OWING)					\$1,720.67

Claimant

Date

Approved

Date



Municipal District of Greenview No. 16

NAME: Roxie Chapman
 ADDRESS : Box 52 Crooked Creek, AB T0H0Y0

Employee # : _____
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM
							B	L	D	AMOUNT		
06-Jul				Special Council Meeting	90							
13-Jul				Regular Council Meeting	90							
14-				MPC	90							
NOTES:				KILOMETER CLAIM			TOTAL					
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST					
				\$0.59 per km	270	159.30	NET CLAIM					
				\$0.15 per km	270	40.50						
				SUBTOTAL		199.80	TOTAL CLAIM				199.80	
				LESS G.S.T.			LESS ADVANCES					
				TOTAL		199.8	AMOUNT DUE (OWING)				\$199.80	

 Claimant

 Date

 Approved

 Date



Municipal District of Greenview No. 16

NAME: Roxie Chapman
 ADDRESS : Box 52 Crooked Creek, AB T0H0Y0

Employee # : _____
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
27-Jul				Regular Council Meeting	90						
28-Jul				Special Council Meeting	90						
NOTES:				KILOMETER CLAIM			TOTAL				
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST				
				\$0.59 per km	180	106.20	NET CLAIM				
				\$0.15 per km	180	27.00					
				SUBTOTAL		133.20	TOTAL CLAIM			133.20	
				LESS G.S.T.			LESS ADVANCES				
				TOTAL		133.2	AMOUNT DUE (OWING)			\$133.20	

 Claimant

 Date

 Approved

 Date



Municipal District of Greenview No. 16

NAME: Roxie Chapman
 ADDRESS : Box 52 Crooked Creek, AB T0H0Y0

Employee # : _____
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
16-Aug				ESRB - Zoom							
23-Aug				DeBolt Ratepayers BBQ	20						
24-Aug				Regular Council Meeting	90						
26-Aug				Cr Cr Rec Club Meeting	10						
NOTES:				KILOMETER CLAIM			TOTAL				
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST				
				\$0.59 per km	120	70.80	NET CLAIM				
				\$0.15 per km	120	18.00					
				SUBTOTAL		88.80	TOTAL CLAIM			88.80	
				LESS G.S.T.			LESS ADVANCES				
				TOTAL		88.8	AMOUNT DUE (OWING)			\$88.80	

 Claimant

 Date

 Approved

 Date



COUNCIL MEMBERS BUSINESS REPORT

[illegible]



Municipal District of Greenview No. 16

NAME: Duane Didow
 ADDRESS : Box 810, Grande Cache, AB T0E 0Y0

Employee # : _____
 Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM		MEALS				LODGING EXPENSES	PER DIEM
							B	L	D	AMOUNT		
23-Aug	17:00	20:00		Travel to VV	350				X	30.00		
24-Aug	8:30	16:00		Regular Council Meeting	350		X			20.00		
08-Sep	8:30	18:00	M	GIG Committee meeting	700				X	30.00		390.00
09-Sep	11:00	18:00	M	FCSSAA executive meeting - Edmonton								294.00
10-Sep	9:00	18:00	M	FCSSAA reg board meeting - Edmonton								390.00
NOTES:				KILOMETER CLAIM			TOTAL			80.00		1074.00
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST					
				\$0.59 per km	1400	826.00	NET CLAIM			80.00		1074.00
				\$0.15 per km	1400	210.00						
				SUBTOTAL		1036.00	TOTAL CLAIM					2190.00
				LESS G.S.T.			LESS ADVANCES					
				TOTAL		1036	AMOUNT DUE (OWING)					\$2,190.00

Duane Didow
 Claimant

Sep 13, 2021
 Date

 Approved

 Date



Municipal District of Greenview No. 16

NAME: Tyler Olsen

ADDRESS : _____

Employee # : _____

Department: Council

DATE	DEPART TIME	ARRIVE TIME	MEETING CODE	DESCRIPTION	KM	MEALS				LODGING EXPENSES	PER DIEM
						B	L	D	AMOUNT		
07-Sep	7:30	19:30	m	GIG meeting in Valleyview	700	1		1	50.00		582.00
13-Sep	15:00	18:00	m	travel for Regular Council	350						196.00
NOTES:				KILOMETER CLAIM			TOTAL		50.00		778.00
Meeting Code : M for Meetings C for Conferences				RATE	KM's	TOTAL	LESS GST				
				\$0.52 per km	1050	546.00	NET CLAIM		50.00		778.00
				NTP \$0.24 per km	1050	252.00					
				SUBTOTAL		798.00	TOTAL CLAIM				1626.00
				LESS G.S.T.			LESS ADVANCES				
				TOTAL		798	AMOUNT DUE (OWING)				\$1,626.00

Claimant

Date

Approved

Date