

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

WHEREAS, the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as amended, authorizes the Council of the Municipal District of Greenview No. 16 to establish and amend Land Use Bylaw 18-800;

WHEREAS, the Council of the Municipal District of Greenview No. 16 deems it desirable to amend the Land Use Bylaw 18-800 to add the Greenview Industrial Gateway – Heavy Industrial One (GIG-HI-1) District, and introduce different industrial uses compatible with the district;

WHEREAS, the Council of the Municipal District of Greenview No. 16 deems it desirable to redistrict the lands legally described as Plan 222 1786, Block 1, Lot 1 from Industrial General (M-2) District to Greenview Industrial Gateway – Heavy Industrial One (GIG-HI-1) District to accommodate complex industrial developments;

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

1. That Table 7-1: Establishment of Districts under Section 7.1 District Classification be amended to include the following:

District Name	District Abbreviation
Greenview Industrial Gateway Heavy Industrial One	GIG-HI-1

2. That Section 8.0 LAND USE DISTRICTS be amended to add Section 8.18 Greenview Industrial Gateway Heavy Industrial One (GIG-HI-1) District as follows:

8.18 GREENVIEW INDUSTRIAL GATEWAY – HEAVY INDUSTRIAL ONE (GIG-HI-1) DISTRICT

8.18.1 Purpose

- a) The purpose of this District is to accommodate heavy industrial uses that require relatively large tracts of land and are generally focused on the processing, manufacturing, and production of raw materials within the Greenview Industrial Gateway (GIG) area. This district is a Rail Oriented – Heavy Industrial District which favours uses which benefit from rail and spur development as well as other uses which compliment those development forms.

8.18.2 Uses

- a) Table 8-34 identifies the permitted and discretionary uses within the GIG-HI-1 District.

Table 8-34: GIG-HI-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
ACCESSORY BUILDING(S) AND USES	CARBON CAPTURE AND SEQUESTRATION/STORAGE (CCS) FACILITY
ACCOMMODATION, EMPLOYEE	WORK CAMP
BIOMASS POWER FACILITY	WORK CAMP, PROJECT ORIENTED
BORROW PIT	
CARTAGE TERMINAL	
DUGOUT	
GEOHERMAL FACILITY	
GREENHOUSE, INDUSTRIAL	
MANUFACTURING PLANT, LARGE SCALE	
OFFICE TRAILER	
OIL & GAS FACILITY	
OUTDOOR STORAGE	
PETROCHEMICAL FACILITY	
POWER GENERATION PLANT	
RAIL SPUR	
RAIL YARD	
SHIPPING CONTAINER	
STORM WATER MANAGEMENT FACILITY	
TRANSLOADING FACILITY	
WAREHOUSING FACILITY	
WATER RESERVOIR	

Table 8-35: GIG-HI-1 District Regulations

Matter to be Regulated	Regulation
.1 Minimum Parcel Size	At the discretion of the Development Authority
.2 Maximum Parcel Size	At the discretion of the Development Authority
.3 Minimum Setbacks	Property line adjacent to provincial highway: 40.0 m (131.2 ft) All other setbacks: At the discretion of the Development Authority

8.18.3 Additional regulations:

- a) Where a provincial approval for a development is required and has been applied for or received, the Development Permit application for the development shall not be deemed complete until a copy of approval from the provincial body has been received by the Municipal District.

- b) Notwithstanding Section 8.18.3 (a), a copy of the application submitted to the provincial department or agency may be used to satisfy some or all requirements for a Development Permit. The Development Authority may also request additional information be submitted as part of the Development Permit application as outlined under Section 3.4.3.
- c) In accordance with Section 650 of the *Municipal Government Act (MGA)*, the applicants must enter and comply with the terms of a Development Agreement for the provision of municipal services. The Development Agreement may also include the following conditions:
 - i. Developers within 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;
 - ii. Emergency response plans may be required where the development involves the production, storage, or use of materials that may be hazardous;
 - iii. Any development within this District may be required to implement a waste management plan which includes, but not limited to, details on the incineration of waste products and airborne emissions, quantity and characteristics of waste material discharge by the facility, method and location of collection and disposal of waste material; and
 - iv. Any development within this District may be required to mitigate all off-site nuisance factors including odour, traffic and dust. A mitigation plan may be provided as part of the development permit application to demonstrate that these nuisance factors are addressed and mitigated.
- d) When evaluating the suitability of a proposed development, the Development Authority shall consider the following:
 - i. All surface drainage must be contained on site and any adjacent water bodies must be adequately protected from run-off. Site grade where the proposed development is located should retain the natural contour of the land.
 - ii. Suitable fencing may be installed to provide security and discourage trespassing.
 - iii. There must be adequate spacing between equipment and related infrastructure used in the development to allow for firefighting.
 - iv. Landscaping and screening may be required at the discretion of the Development Authority to address any visual impact to the public roadway.
 - v. Plans for decommissioning and reclamation which outlines how the sites will be returned to their pre-development state, where required by a provincial department or agency, shall be required by the Development Authority.

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

3. That Section 9.0 DEFINITIONS be amended to include the following definitions:

Biomass Power Facility means a facility designed to generate electricity from plant-based materials such as biomass and/or biogas sources.

Carbon Capture and Sequestration/Storage (CCS) Facility means the process of capturing carbon dioxide (CO₂) formed during power generation and industrial processes and storing it deep underground in geological formations so that it is not emitted into the atmosphere. CCS technologies have significant potential to reduce CO₂ emissions in energy systems.

Geothermal Facility means a facility that uses geothermal energy to produce electricity. Geothermal energy is derived from a geothermal deposit from a reservoir consisting of natural heat that is stored in rocks or in an aqueous liquid or vapour.

Greenhouse, Industrial means a building or group of buildings designed for growing, production, processing, and storage of vegetables, flowers, and other crops for wholesale distribution. This use may include plant nurseries, tree farms and other similar uses. This use does not include on-site sales, Cannabis Production or Cannabis Retail Sales.

Petrochemical Facility means a facility for the processing of chemicals derived from petroleum or natural gas and further uses for a variety of chemical purposes. Petrochemical products are the second-level products being derived from crude oil after several refining processes.

Power Generation Plant means an industrial facility that generates electricity from a primary fuel or primary energy such as but is not limited to, natural gas, coal, uranium, geothermal, hydroelectricity, wind and solar. Most power plants use one or more generators that convert mechanical energy into electrical energy to supply power to the electrical grid.

Rail Spur means the section of railroad track connected to the rail yard.

Rail Yard means a series of tracks in a rail network for storing, sorting, loading and unloading rail cars.

Stormwater Management Facility means an artificially constructed pond that collect and retain rainwater.

Transloading Facility means a facility that transfers large amounts of cargo from one form of transport to another.

Warehousing Facility means a facility that stores physical goods before they are sold or further distributed.

Water Reservoir means a large natural or artificial open-air storage area where water is collected or accumulated for extra supply, stock, reserved, or stored water that is available for use in large quantities.

4. That Map 29 be amended to show the lands legally described as Plan 222 1786, Block 1, Lot 1 be redistricted from Industrial General (M-2) to Greenview Industrial Gateway Heavy Industrial One District (GIG-HI-1), as shown in the attached Schedule "A".
5. That if any provision of this Bylaw be invalid then such invalid provision shall be severed and the remaining Bylaw shall be maintained.
6. That this Bylaw shall come into force and effect upon the day of third and final reading.

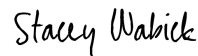
Read a first time this 14th day of March, 2023.

Read a second time this 11th day of April, 2023.

Read a third time and passed this 11th day of April, 2023.



REEVE



CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A"

To Bylaw No. 23-931

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

1. That the lands legally described as Plan 222 1786, Block 1, Lot 1 be re-districted from Industrial General (M-2) District to Greenview Industrial Gateway Heavy Industrial One (GIG-HI-1) District as depicted below:

