



## **BYLAW No. 25-985 of the Municipal District of Greenview No. 16**

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**A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta,  
to amend Bylaw 18-800, being the Land Use Bylaw and adopt Bylaw 25-985,  
being the Direct Control Two (DC-2) Boyd's Lakeshore Properties Bylaw.**

**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 adopt Direct Control Two (DC-2) Boyd's Lakeshore Properties Bylaw No. 25-985;

**WHEREAS**, pursuant to the Municipal Government Act, being Chapter M-26, R.S.A. 2000, Section 191, Council of the Municipal District of Greenview No. 16 may amend a bylaw.

**WHEREAS**, the Council of the Municipal District of Greenview No. 16 deems it desirable to amend Land Use Bylaw 18-800, to add a section to the bylaw containing site specific Direct Control Bylaws;

**WHEREAS**, the Council of the Municipal District of Greenview No. 16 deems it desirable to adopt Bylaw 25-985, cited as Direct Control Two (DC-2) District Boyd's Lakeshore Properties, to be added to Land Use Bylaw 18-800; and

**WHEREAS**, the Council of the Municipal District of Greenview No. 16 deems it desirable to redistrict the lands legally described as NE-27-70-24-W5M from Agricultural One (A-1) District to Direct Control Two (DC-2) District to accommodate the Boyd's Lakeshore Properties Development area.

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

**1. TITLE**

- 1.1. This Bylaw may be cited as the "Direct Control Two (DC-2) District Boyd's Lakeshore Properties Bylaw No. 25-985".

**2. AMENDMENTS**

- 2.1. That section "10.0 Direct Control District Bylaw Regulations" be added to Bylaw 18-800 following Section 9.0 Definitions
- 2.2. That subsection "10.1 Direct Control Two (DC-2) District Boyd's Lakeshore Properties Bylaw No. 25-985" be added to Bylaw 18-800 and the following schedules and attachments to this bylaw form the content of the Subsection:
- a) Schedule A (Bylaw 25-985 Text)
  - b) Schedule B (Bylaw 25-985 Boyd's Lakeshore Plot Plan)
  - c) Schedule C (Bylaw 25-985 Amendment to Bylaw 18-800 Land Use Map 14)

2.3. The “Direct Control Two (DC-2) District Boyd’s Lakeshore Properties Bylaw No. 25-985” is hereby adopted as the Direct Control Two (DC-2) District of the Municipal District of Greenview No. 16.

3. **Map**

That Map 14 be amended to show the lands legally described as NE-27-70-24-W5M be redistricted from Agricultural One (A-1) to Direct Control Two (DC-2) District Boyd’s Lakeshore Bylaw 25-985, as shown in the attached Schedule “C”.

4. **SEVERABILITY**

4.1. That if any provision of this Bylaw be invalid then such invalid provision shall be severed, and the remaining Bylaw shall be maintained.

5. **COMING INTO FORCE**

5.1. That this Bylaw shall come into force and effect upon the day of third and final reading.

Read a first time this 11<sup>th</sup> day of February, 2025.

Read a second time this 11<sup>th</sup> day of March, 2025.

Read a third time and passed this 11<sup>th</sup> day of March, 2025.



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REEVE



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CHIEF ADMINISTRATIVE OFFICER

**SCHEDULE "A"**

To Bylaw No. 25-985

**MUNICIPAL DISTRICT OF GREENVIEW NO. 16****Direct Control Two (DC- 2) District Boyd's Lakeshore Bylaw 25-985****10.1.1. Purpose**

The purpose of this direct control district is to provide for developments within the Boyd's Lakeshore development area due to unique characteristics and/or site conditions, these lands, which are legally described as NE-27-70-24-W5M require specific direction unavailable in conventional land use districts. This type of district is not intended to be used in substitution for any other land use district in the Land Use Bylaw that could be used to allow for the uses, with or without a variance.

**10.1.2. Uses**

- a) Table 1.1 identifies permitted and discretionary uses within the DC-2 District.
- b) The delegated Development Authority for Permitted Use applications is the Development Officer.
- c) The Development Officer may elect to move any permitted use permit which, in their opinion does not meet the requirements or intention of the Direct Control Two (DC- 2) District Boyd's Lakeshore Bylaw No. 25-985 to the Municipal Planning Commission for decision.
- d) The Development Authority for Discretionary Uses is the Municipal Planning Commission.

**Table 1.1: DC-2 Permitted and Discretionary Uses**

<b>PERMITTED USES</b>	<b>DISCRETIONARY USES</b>
Accessory Use/Building	Recreation, Outdoor Passive
Dwelling Unit, Single Detached	Suite, Attached
Solar Collector, Minor	Suite, Detached
	Wind Energy Conversion System, Minor

**10.1.3. Regulations**

- a) No building, or structure shall be constructed, located, replaced, altered in footprint nor height, without an approved permit.
- b) No alterations which impact drainage or the shoreline within 6 m of the high-water mark of the adjacent Sturgeon Lake may occur without appropriate permits and approvals required for provincially regulated work adjacent to a waterbody. A copy of these permits/approvals shall be provided to Greenview upon receipt and in conjunction with any required Development Permit application.
- c) No subdivision of the parcel shall occur under this district.

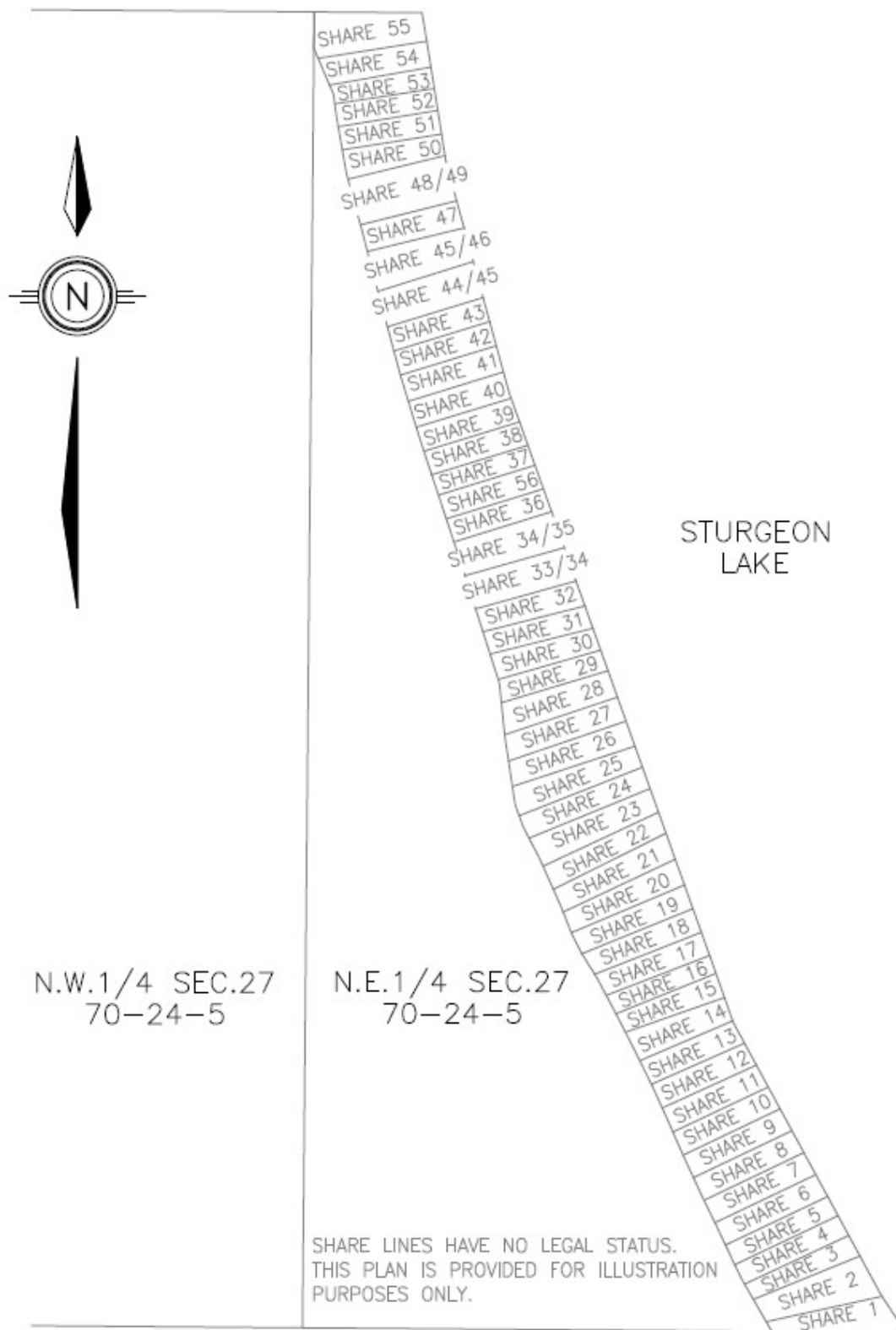
**10.1.4. Additional Regulations**

In addition to the regulations of this District, all uses in this District shall comply with the following:

- a) Any proposed land improvement within proximity of the shoreline impacting the high-water mark of the adjacent Sturgeon Lake requires a permit to be submitted and accompanied by approvals required under the Public Lands Act and/or the Water Act. These include but are not limited to:
  - Beach construction or maintenance;

- Erosion protection or bank stabilization; and
  - Proposed permanent structures including boat launches or marina.
- b) Exemptions to section (a) above are those that have little risk to the environment and meet the *Water (Ministerial) Regulations* not requiring an approval, which include:
- Seasonal piers and seasonal docks;
  - Fences; and
  - Portable pump and supply lines.
- c) Each Share Plot (shown in the attached schedule) is entitled to one (1) Dwelling Unit, however, no increase in the number of dwelling units allowed on the parcel can occur beyond this entitlement per ownership share. No demolition or construction may occur without approved permits.
- d) No more than 56 dwellings may be constructed within the district in the designated areas shown in the attached schedule, however structures may be an improvement to their previous use to allow for cabins or suites to be replaced with a Dwelling Unit, subject to the appropriate development authority approval.
- e) Site provisions for mitigation of environmental impacts must occur at the time of associated development. Any new septic systems or water systems servicing a new or modified structure or site shall be constructed to be environmentally compatible. Environmentally compatible systems include Septic Holding Tanks. These changes may occur prior to, or simultaneously with, any development approval by the appropriate development authority.
- f) Site specific provisions will require a detailed site plan showing the setbacks between existing buildings on the property and neighbouring properties. The Development Authority may refer such site plans to fire and/or building safety codes officials for review and potential alteration of the location or required building standard to ensure new development improves the safety and habitability of the overall development area.
- g) Each development must show how appropriate onsite parking is achieved.
- h) Any appeal shall be applied for by the legal landowner of the property, Boyd's Lakeshore Properties.

**SCHEDULE "B"**  
To Bylaw No. 25-985  
MUNICIPAL DISTRICT OF GREENVIEW NO. 16



**BOYD LAKESHORE – SHARES**

## SCHEDULE "C"

To Bylaw No. 25-985

### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

1. That the lands legally described as NE-27-70-24-W5M be re-districted from Agricultural One (A-1) District to Direct Control Two (DC- 2) District Boyd's Lakeshore Bylaw 25-985 as depicted below:

