

8.2 Agricultural Two (A-2) District

8.2.1 Purpose

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

8.2.2 Uses

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

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

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

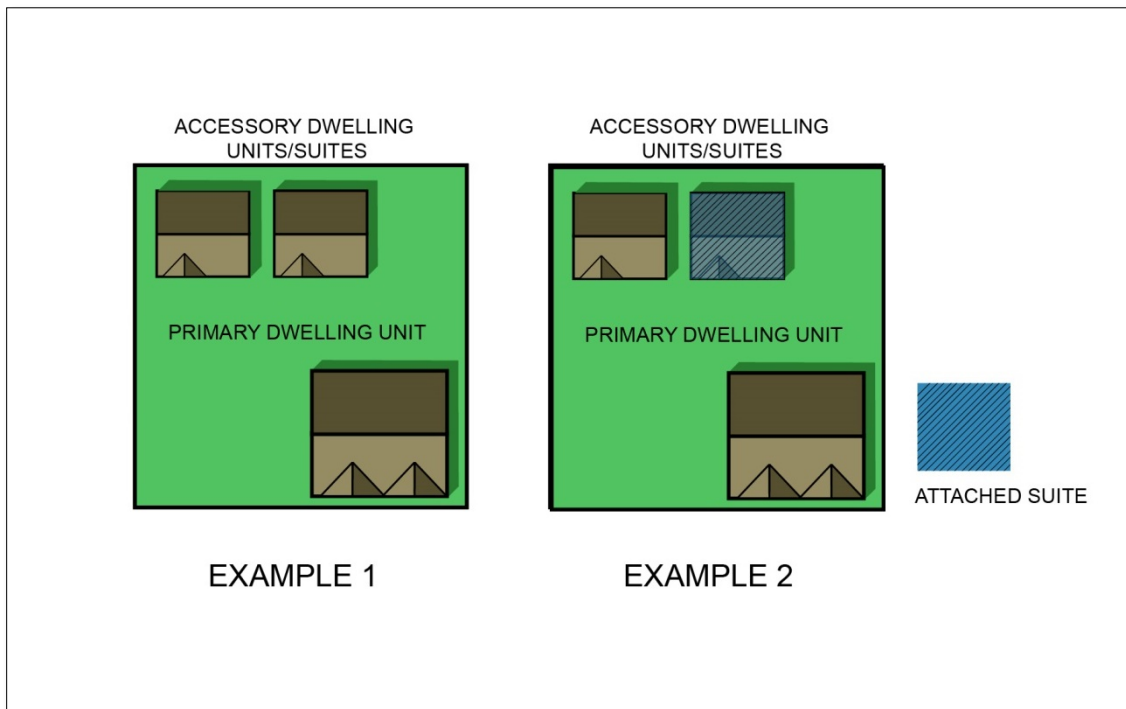
8.2.3 Regulations

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

Table 8-4: A-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 3 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 2 accessory dwelling units and/or suites
.2 Maximum parcel size	32.0 ha (79.1 ac)
.3 Minimum parcel size	8.1 ha (20 ac)
.4 Minimum parcel width	185.0 m (607.0 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) Undeveloped road allowance: 40.0 m (134.5 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (134.5 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (134.5 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	30 %

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



8.2.4 Other Regulations:

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

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

9.0 DEFINITIONS

A

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

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

ACCESSORY BUILDING means a building separate and subordinate to the main structure and is located on the same parcel of land. Typical accessory structures include but are not limited to: sheds, garages, and similar structures or buildings.

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

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

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

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

AGRICULTURE, HORTICULTURE means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards, for sale on or off-site. Typical uses include berry farms, tree farms, sod farms, plant nurseries and market garden operations.

AGRICULTURAL PROCESSING means a small-scale value-added agricultural operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation. These minor operations are intended to primarily use agricultural products, which are produced onsite, and minimal offsite impacts are anticipated. Examples include a grain elevator,

seed cleaning, pelletizing plant, bulk storage tank, livestock holding station, meat processing facilities and similar uses.

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

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

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

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

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

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

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

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

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

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

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

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

B

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

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

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

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

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

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

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

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

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

C

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

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

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

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

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

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

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

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

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

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

CONDOMINIUM, UNIT means:

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

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

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

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

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

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

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

D

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

DEVELOPMENT means:

- a) An excavation or stockpile and the creation of them; or,

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

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

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

DUGOUT means an excavation of land that results in manmade features that entrap water and includes excavations for a water supply. This does not include a lagoon for the purpose of processing wastewater. Anything designed for a depth shallower than 1.0 m (3.3 ft.) may be considered an ornamental pond for landscaping purposes.

DWELLING UNIT means a unit designed to be used as a residence and containing sleeping, cooking and sanitary facilities and with an independent entrance, either directly from outside the building or from a common hallway inside the building.

DWELLING UNIT, ACCESSORY means a dwelling unit that is secondary to the principal industrial, commercial, institutional or recreational use on the same parcel and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of the principal use on that parcel.

DWELLING UNIT, MANUFACTURED means a residential unit that may be constructed with a heavy transport chassis that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the unit. A manufactured home may be a single structure ("single-wide") or consist of two parts which are put together to comprise a complete dwelling unit ("double-wide") but it excludes a modular home, travel trailers, recreational vehicle, park model recreational unit or industrial camp trailer.

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

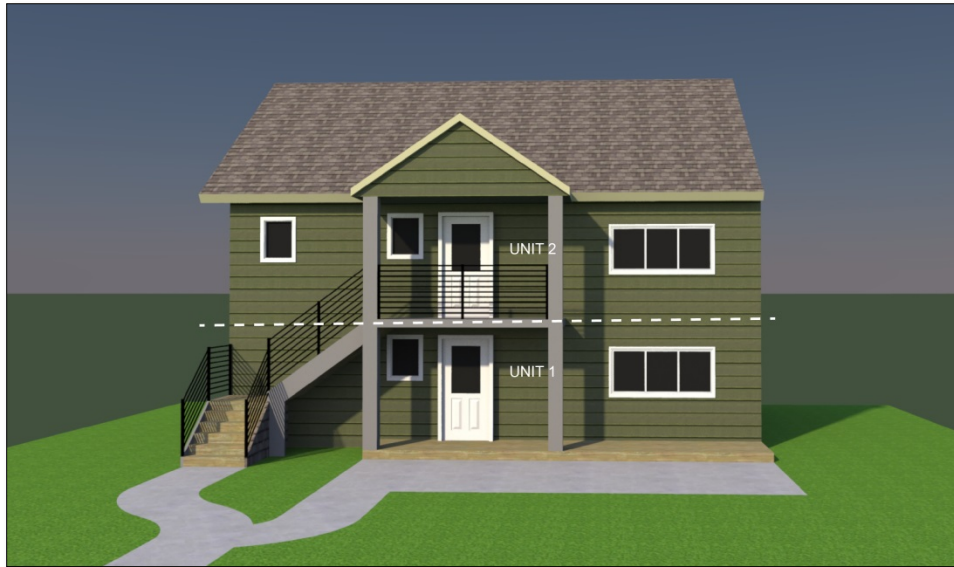
DWELLING UNIT, MULTIPLEX means a building containing three or more dwelling units located immediately adjacent to each other and sharing a common wall or with dwelling units placed over the others in whole, or in part and each having a separate entrance to grade and intended as a permanent residence,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

Figure 9-1: Illustration of Dwelling Unit – Multiplex



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

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



DWELLING UNIT, SINGLE DETACHED means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. Where permitted, a single detached dwelling unit may contain an additional dwelling unit in the form of an attached suite.

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

Figure 9-3: Illustration of Dwelling Unit – Townhouse



E

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

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

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

F

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

Figure 9-4: Illustration of Fence Height



FIRST PARCEL OUT means the first parcel out of an un-subdivided quarter section, either containing an existing, dwelling unit and associated buildings and related improvements or with no substantial improvements. It does not encompass a physically severed parcel.

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

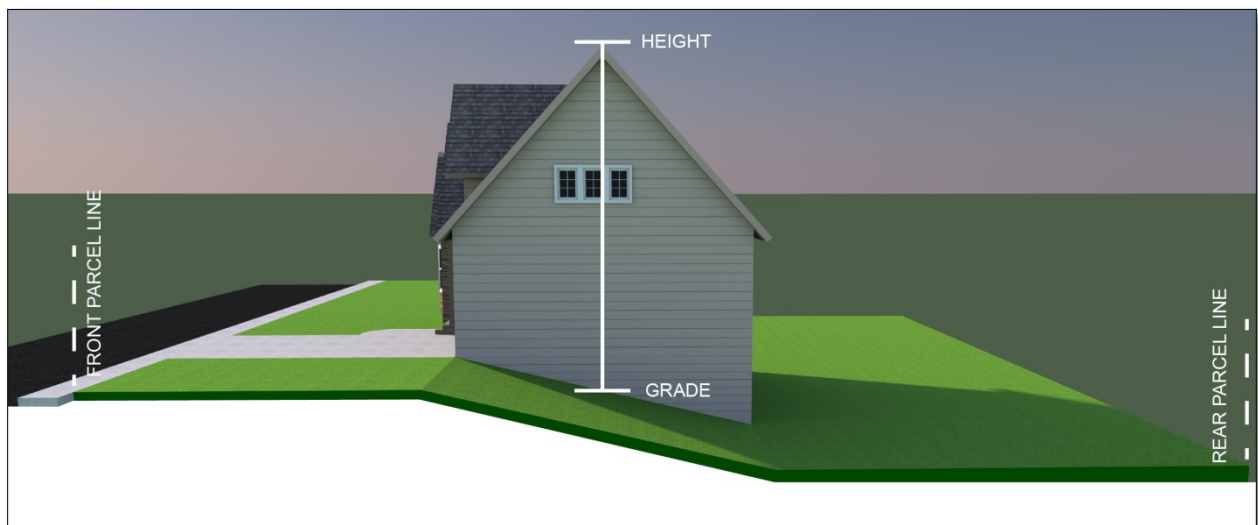
FLOOD FRINGE AREA means the flood hazard area is typically divided into floodway and flood fringe zones and may also include areas of overland flow.

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

G

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

Figure 9-5: Illustration of Grade



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

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

H

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

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

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

Figure 9-6: Illustration of Height



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

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

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

HOUSEHOLD means:

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

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

I

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

K

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

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

L

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

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

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

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

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

LIVESTOCK means livestock as defined in provincial legislation.

M

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

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

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

MANUFACTURING PLANT, SMALL SCALE means an industry engaged in the assembly, processing, manufacture, cleaning, testing, repairing, storage or distribution of various materials into a new product.

Manufacturing Plant, Small Scale can be developed on smaller parcels or land and does not produce emissions which are obnoxious or hazardous.

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

MEDICAL MARIJUANA CULTIVATION means a facility for the producing and destroying of medical marijuana and must be licensed under the Health Canada Marijuana for Medical Purposes Regulations.

MEDICAL MARIJUANA DISPENSARY means a facility for the selling, providing, shipping, delivering, and destroying of medical marijuana and must be licensed under the Health Canada Marijuana for Medical Purposes Regulations.

MEDICAL MARIJUANA PROCESSING means a facility for the processing, testing, shipping, and destroying of medical marijuana and must be licensed under the Health Canada Marijuana for Medical Purposes Regulations.

MOTEL means providing rooms for temporary sleeping accommodation where each room has direct access to the parking lot and may be equipped with individual kitchen facilities. A motel may include an office for hotel administration.

MUNICIPAL GOVERNMENT ACT (MGA) is the legislative framework in which all municipalities and municipal entities across the Province of Alberta operate.

MUNICIPALITY means the Municipal District of Greenview No. 16.

N

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

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

- a) Cement and concrete batching plants;
- b) Sand and gravel operations; and,

- c) Logging and forestry operations, including sawmills.

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

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

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

O

OFFICE, PROFESSIONAL means development to accommodate:

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

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

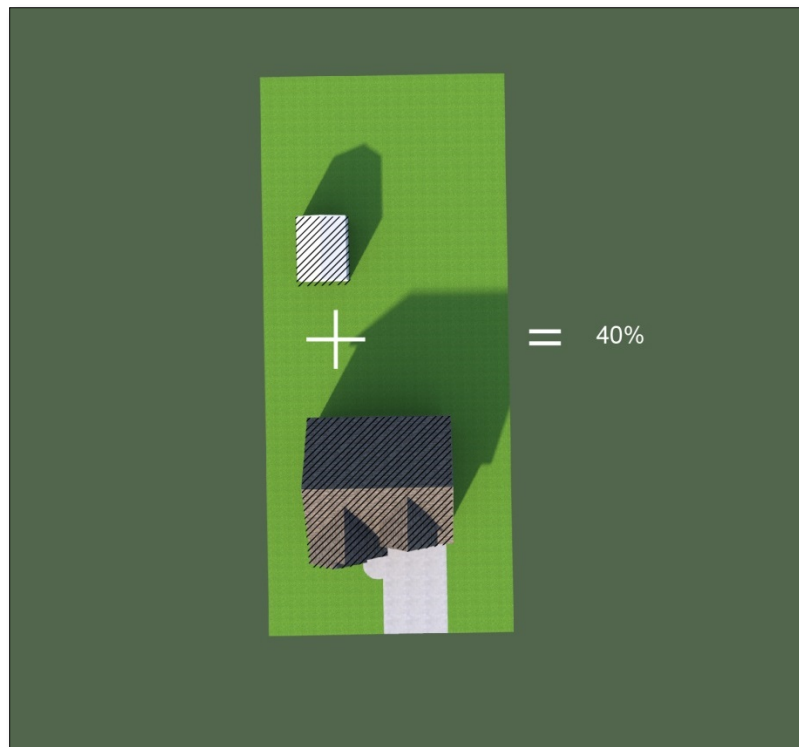
OIL AND GAS FACILITY means a facility used in extracting and processing oil and gas, including a gas processing plant for the extraction of hydrogen sulphide, natural gas liquids or other substances. Accessory uses may include pre and post-processing storage, parking, and administrative offices.

P

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

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

Figure 9-7: Illustration of Parcel Coverage



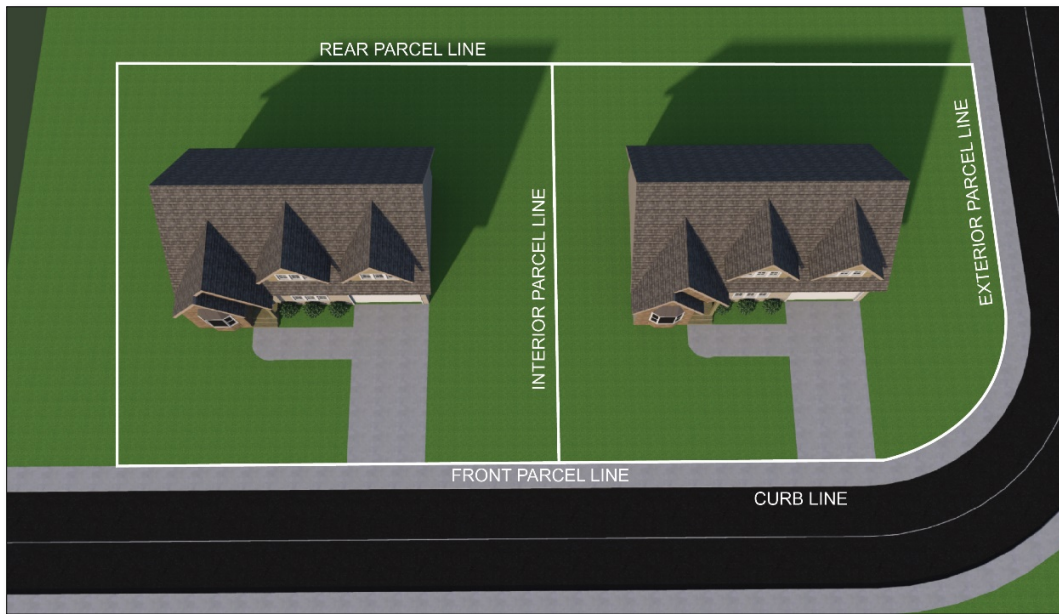
PARCEL, FRAGMENTED means a portion of a parcel that is physically severed from the balance of a quarter section by a road, railway, water body, watercourse, ravine or similar feature. A Quarter Section containing a physical severance is still wholly on one title for the quarter is still treated as if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

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

- a) **Exterior Side Parcel Line** means a side parcel line which abuts a district road on a corner parcel.
- b) **Front Parcel Line** means any parcel line common to a parcel and one district road. Where a parcel is contiguous to the intersection of two (2) district roads, the front parcel line is the shortest parcel line contiguous to a district road.
- c) **Interior Side Parcel Line** means a parcel boundary between two (2) or more parcels, other than a front or rear parcel line.

- d) **Rear Parcel Line** means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line.

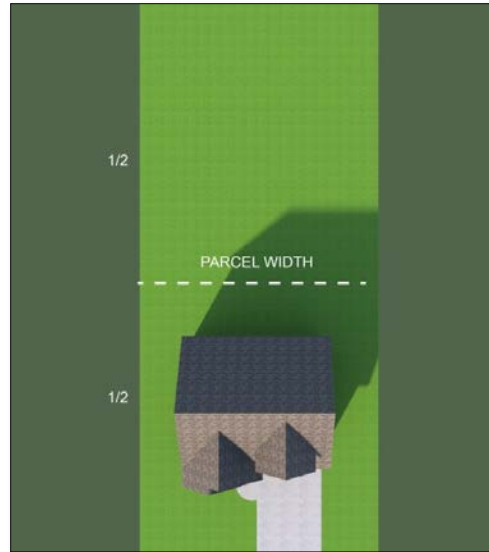
Figure 9-8: Illustration of Parcel Lines



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

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

Figure 9-9: Illustration of Parcel Width



PERSONAL SERVICES ESTABLISHMENT means a development used for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical services include but are not limited to barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaners, and similar uses, but do not include health services.

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

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

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

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

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

- h) Wind energy conversion systems; or,
- i) Solar energy systems.

Q

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

R

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

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

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

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

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

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

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

RETAIL SALES means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such a store.

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.

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

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

S

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

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

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

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

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

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

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

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

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

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

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

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

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

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

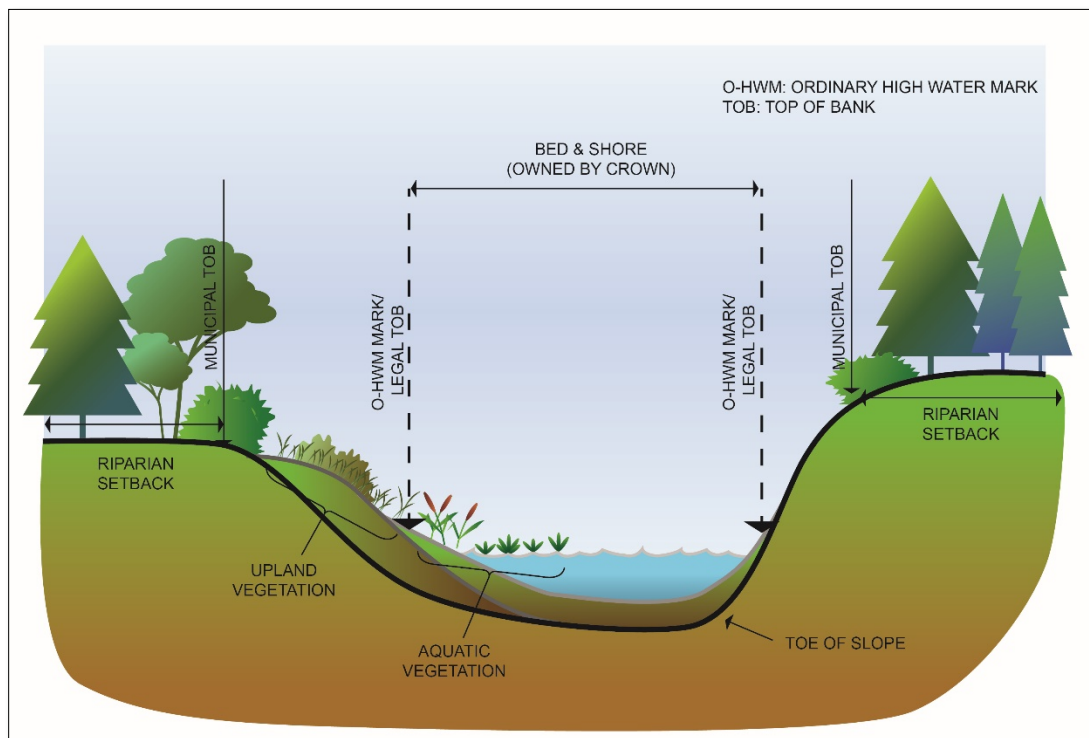
SUITE, DETACHED means a dwelling unit located on the same parcel as the principal dwelling unit, but separate from it. A detached suite has cooking, food preparation, sleeping and sanitary facilities.

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

T

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

Figure 9-10: Illustration of Typical Stream



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

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

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

U

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

V

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

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

W

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

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

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

WORK CAMP, PROJECT-ORIENTED means a temporary residential complex used to house workers, for a specific project, on a temporary basis of not more than twelve (12) months. A project-oriented work camp is usually several buildings used to provide sleeping, eating, recreation and other basic living facilities.

Buildings are designed to be dismantled and moved from location to location and from time to time but do not include manufactured homes or recreational vehicles.

Y

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

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

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

Figure 9-11: Illustration of Yards

